



Livingstone Road, RH15

£650,000

ASTON
VAUGHAN

INTRODUCING

Livingstone Road, RH15

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
1519 Sq Ft | Garden |

Brilliantly located in a family friendly area with great schools and commuter transport links, this exceptional four-bedroom house offers families the chance to live in peace, comfort and luxury. It has beautifully appointed and fully renovated in all its well-proportioned rooms which includes a vast open plan reception room leading out to a leafy garden and patio for dining alfresco.

Externally the house is smart in white, set back from the road behind a neat brick drive with parking for one car. The garage has been converted to a habitable space with its own street entrance, making it ideal as a workspace for running a business, where clients can come and go without entering the home. It has access to the ground floor bathroom, so it is also ideal as a fourth bedroom or annex room for guests.

Entering through the main front door, it is immediately clear the house has been renovated by those with an exacting eye for interior design. Only the finest materials and craftsmanship have been used to create a home where both form and function have been considered at every turn. From the front door, herringbone parquet flooring flows along the corridor to the open plan kitchen, dining and family room, giving you a line of sight through the depth of the house to the glorious garden beyond.

First to the left is the elegant sitting room with plush grey carpet underfoot and ample space for sumptuous furnishings allowing the whole family to cosy up together in the evenings to watch a movie on the wall mounted TV and entertainment systems (available by separate negotiation). A bespoke wall with recessed downlit shelving also houses a contemporary fireplace, bringing both warmth and a soft glow to the evening during winter.







Encompassing over half the ground floor's footprint, the main reception room has been extended into the garden with a wall of bi folding doors covering the entire easterly elevation linking with the garden to become a seamless extension of the home as the weather warms, more than doubling the entertaining space. A central stone topped island provides breakfast bar seating for informal drinks and dinner, while there is ample space elsewhere for formal dining at a table. Kitchen cabinetry in deep navy provides a wealth of storage and integrated appliances, offset perfectly by brushed gold door furniture and taps.

Stairs with a contemporary glass balustrade rise to the first-floor galleried landing where three exceptional double bedrooms await. All three have soft carpet underfoot and shuttered windows allowing both natural light to filter in and weekend lie-ins when needed.

They share use of the family bathroom where a contemporary freestanding bath with wall mounted taps feels the epitome of luxury, alongside a wet room rainfall shower, lined from floor to ceiling in urban grey concrete tiling.



Along the hall, the laundry and utility room adjoin the downstairs shower room which is beautifully appointed with marbled wall panels and matt black fittings around the rainfall shower. This room in turn links through to bedroom four/ office adding to the versatility of the space.

Stepping outside, the garden is a treat for the senses with two generous stone patio areas, perfectly placed to catch the sun from the south, while areas of lawn provide space for children to play. A built-in barbecue area will have plenty of use during summer where the space can be enjoyed in almost complete privacy due to lush olive and palm trees creating a screen from neighbouring homes.







Vendor's Comments:

"This house has been a labour of love to renovate, and it has been a joy living here since its completion. It is an amazing house for family time, but we have also enjoyed entertaining, particularly during the summer months when the garden comes into its own. The area is great with lots of families which gives it a sense of community – it's a great place to raise children."

Education:

Primary: The Gattons Infants School, Southway Junior School

Secondary: Downlands Community College, Burgess Hill Academy

Private: Hurstpierpoint College, Brighton College, Lancing College

Good to Know:

Residing in Burgess Hill, you can experience life in the countryside, while also having easy access to both Brighton & Hove and London by car and train. Burgess Hill Station is a ten-minute walk from here for the London commute, along with the A23, which is a few minutes by car, so it is incredibly well-connected. Some of the best primary and secondary schools in the county sit within catchment and there is a real sense of community here with a village feel. With so much space, style and charm, this house will appeal to families and professionals alike.



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