



Waverly Crescent, BN1
£525,000-£550,000

ASTON
VAUGHAN

INTRODUCING

Waverly Crescent, BN1

3 Bedrooms | 2 Bathrooms | 1 Reception Room
1286.3 Sq Ft | Garage & Garden |

Naturally light and beautifully presented throughout, this generous end of terrace home offers families space to relax, entertain and to work from home. With four double bedrooms, two bathrooms and a generous reception room, there is space to spread out, while the garden is large with access to a versatile home office below the garage.

This property resides in the popular suburb of Hollingdean, close to good schools and transport links serving the city centre and stations. Built on one of Brighton's famous hills, it enjoys panoramic views to the east, taking in the rolling hills of the South Downs, then over the city landscape to the sea, reminding you how perfectly placed the city is between the coast and the countryside.

Attractive on approach, the house is fresh in white, set back from the road behind a parking forecourt and driveway leading down to the garage. The front door opens to a useful porch with space to hang coats and organise shoes, while a second door opens to a welcoming entrance hall where the scale of the house becomes apparent.

To the right, the kitchen is contemporary with a wealth of storage in gleaming white, handle-free cabinetry, fitted with an integrated dishwasher, dual ovens, an induction hob below an extractor hood and a washing machine, leaving space for a tall fridge freezer. There would be space for a small kitchen table below the window if desired, or there is ample room for a formal dining table in the living room spanning the rear of the house.

Stepping into the living room, glazed patio doors and windows frame the incredible vista, taking the eye across the Lewes Road valley towards Brighton Racecourse in the east. This gives the room a sense of openness while allowing plenty of natural light inside. During the warmer weather, you can spill outside to the upper terrace which almost doubles the entertaining, seating and dining space from which to fully enjoy the far-reaching views, now taking in Brighton's newest landmark: The i360, peeking up over the hill to the south.





ASTON
VAUGHAN







Returning inside, there are three double bedrooms and the family bathroom on the first floor. The bedrooms have soft carpet underfoot and bedroom four also has built-in clothes storage. While the bathroom is traditionally styled in blue and white, and perfectly functional, it would be possible to add value here with modernisation. The views only improve the further up the house you go, with the best still to come from the second-floor principal bedroom suite.

Elevated higher in the house and on the hill, the views come into their own as you climb the stairs to the top floor suite. Glass balustrades ensure they are uninterrupted from the moment you enter the room, where a full height arched window on the easterly wall and two sashes to the south frame the panoramic vista leading the eye between the green hills of the South Downs to the blue of the sea. These are a joy to wake up to each day and are ever-changing with the seasons. Even with a king size bed and freestanding furnishings, the floor space is not compromised, as a walk-in wardrobe also maximises the space. Next door, the en suite bathroom is modern and spacious with turquoise brick tiling around the white bath suite, complete with a shower above it.

Stepping down from the decking, the garden stretches back 80-feet to include areas of lush green lawn, fig and pear trees, a vegetable patch and a fishpond – all of which invite wildlife to the space. Facing east with an open southerly aspect, the garden receives natural light throughout the daylight hours, with some welcome areas of dappled shade during high season. A garden shed provides storage for tools and garden furniture, while the garden office is ideal for working from home all year round as it is warmed by underfloor heating and has wired internet access alongside several power points. It is also incredibly peaceful down here with green views to enjoy while you work. It is also uniquely linked to the garage above it via a door opening to the original car inspection pit. It had been an idea to convert the entire building to become a living space or separate annex by replacing the pit with a staircase. This could provide an extra income as a holiday let or as a permanent home for long-term staying family members perhaps...all food for thought.





Vendors' Comments:

"We have loved our time here as a family – particularly during the summer months when the garden is a joy for alfresco dining while the children play on the lawn. We love Hollingdean too as it is so convenient for the city and there is a real sense of community with lots of families living nearby so the children all play together after school. We had intended to stay longer, but we are moving out of the city for work – it will be a wrench to leave."

Education:

Primary: Hangleton Primary, St Joseph's RC

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

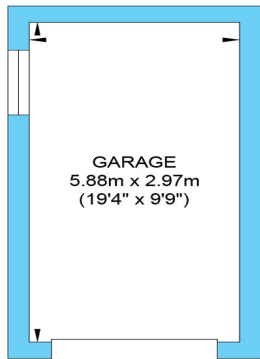
Private: Brighton College and Prep.

Good to Know:

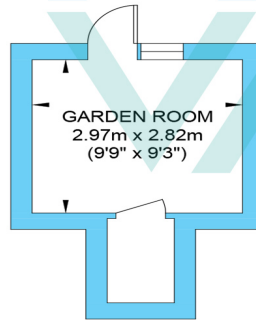
This generous end of terrace house is perfectly situated in a popular area with lots of local shops and parks nearby. The Dip and Crestway Shops have every amenity and the 50 bus passes close to the house every 15-minutes taking you into the city and beyond. Of all the suburbs, Hollingdean sits closest to the city with Brighton's North Laine just 25-minutes on foot. Moulsecoomb Station is also within walking distance for university commutes, or just two-stops into Brighton where there are restaurants, museums, theatres and more. With ample free parking it is easy to commute by car with the A27/A23 less than 10-minutes away and the countryside is easily accessible for dog walks, rambling, running and cycling. It's no wonder so many people are moving here.



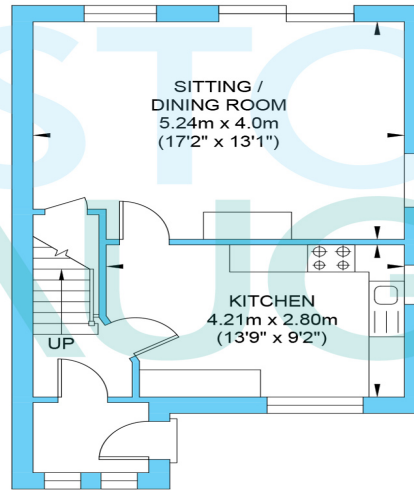
Waverley Crescent



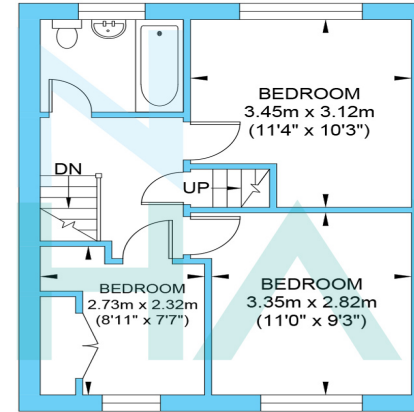
Garage
Approximate Floor Area
187.90 sq ft
(17.50 sq m)



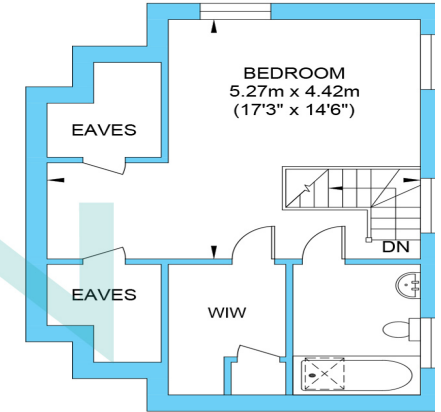
Lower Ground Floor
Approximate Floor Area
106.90 sq ft
(9.90 sq m)



Ground Floor
Approximate Floor Area
418.80 sq ft
(38.90 sq m)



First Floor
Approximate Floor Area
389.20 sq ft
(36.20 sq m)



Second Floor
Approximate Floor Area
353.40 sq ft
(32.80 sq m)



Approximate Gross Internal Area (Excluding Garage) = 117.8 sq m / 1268.3 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.