



Withdean Road

Brighton, BN1 5BL

Asking price £4,500,000

Approached via an impressive carriage driveway with a central lawn and fountain, the property immediately creates a real sense of arrival. This is a home of significant scale and presence, offering approximately 11,148 sq ft of accommodation, including a separate annexe above the garage, extensive reception space, nine bedrooms, a private cinema room, indoor swimming pool complex and beautifully landscaped gardens.

Internally, the property blends period character with modern family living. The entrance hall sets the tone with solid wooden doors, stone detailing, wooden flooring and a striking staircase. From here, the accommodation flows into a collection of generous reception rooms, including an impressive main lounge with a beamed ceiling and wood burner, a formal dining room, further sitting room and a private study overlooking the grounds.

The kitchen and breakfast room forms the heart of the home. Beautifully proportioned and flooded with natural light from the large glazed roof lanterns, it provides an excellent space for family life and entertaining. Bi folding doors open directly onto the rear garden, creating a superb connection between the house and its outdoor space.

One of the standout features of 15 Withdean Road is the indoor leisure complex. The swimming pool room provides an outstanding space for year round enjoyment, complemented by a sauna, Jacuzzi, shower and changing facilities, together with a poolside seating area and adjoining games room.

The first floor offers a magnificent level of bedroom accommodation, with a galleried landing and a series of large double bedrooms, many of which benefit from en suite bathrooms. The principal bedroom suite is particularly impressive, with generous proportions, his and hers bathrooms and a large bespoke dressing room.

On the top floor, the house continues to impress with a spacious private cinema room, complete with fitted projector and screen, along with a beautiful oak library beneath a glazed atrium, creating a peaceful and characterful retreat.

In addition to the main house, there is a self contained annexe positioned above the garage, ideal for extended family, guests, staff accommodation or older children seeking independence.

The grounds are a major part of the appeal. Lawned gardens extend around the property, framed by mature trees and established borders, providing excellent privacy and a superb setting for entertaining, relaxing and family life. The scale of the plot, the carriage driveway and the impressive frontage make this a truly rare home within the city.

Withdean Road is one of Brighton's most desirable addresses, known for its substantial homes, leafy setting and excellent access into the city. Preston Park station is within easy reach, providing direct links to London, while Brighton city centre, Hove, the seafront and a wide choice of shops, cafes and restaurants are all easily accessible. The area is also well placed for a number of highly regarded schools, including Brighton College, Roedean, Windlesham and Lancing College Prep.

A truly outstanding family residence of significant scale, privacy and character, offering one of the finest homes on Withdean Road.

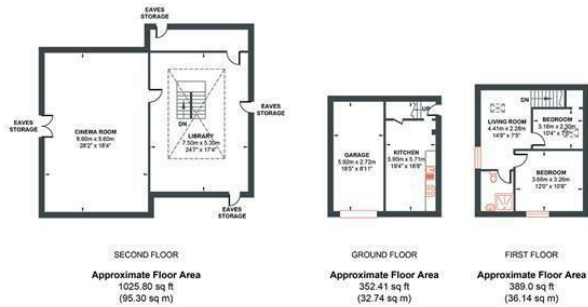


- Approximately 11,148 sq ft of substantial accommodation
- Exclusive Withdean Road address
- Impressive central lawn and water fountain approach
- Private cinema room and separate oak library
- Beautifully landscaped grounds with exceptional privacy
- Nine bedrooms within the main residence
- Set behind electric gates with carriage driveway
- Indoor swimming pool complex with sauna and Jacuzzi
- Self contained annexe above the garage
- Moments from Preston Park station with direct London links

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

WITHDEAN ROAD

Approximate Gross Internal Area = 1035.69 sq m / 11148.07 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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