

42 Withdean Road
Brighton, BN1 5BL

POA

The Curve is one of Brighton and Hove's most prestigious and exclusive homes. This luxurious five bedroom detached family home was featured in Channel 4's 'Grand Designs' and embraces contemporary living on a grand scale. Situated in an elevated position on Withdean Road, The Curve benefits from stunning views, an indoor pool complex and roof garden.

Located on a quiet road within an exclusive enclave of Brighton, the approximately 8,500 sq. ft. glass fronted residence gives stunning impressions on approach. The property provides ample parking with an electric gated in and out driveway and double garage.

This beautiful residence has four generous bedroom suites all of which have their own access to balconies or a roof terrace, all of the rooms in the property also benefit from floor to ceiling glass making for some excellent views over the Brighton vista. Further, all the floors to the home are serviced by an internal lift.

The lower ground floor boasts a leisure/entertainment complex with indoor swimming pool, gymnasium, steam room and a 1,098 square foot entertainment/media room. On the top floor, the breath-taking 65' master bedroom includes a private roof garden, large en-suite and some superb panoramic views. The property also benefits from a detached studio with potential to convert into additional accommodation or staff quarters.

Embracing the eco-ethics of modern living, together with an uncompromising agenda for clean lines, this beautifully well apportioned residence flows very well throughout and works well for family living.



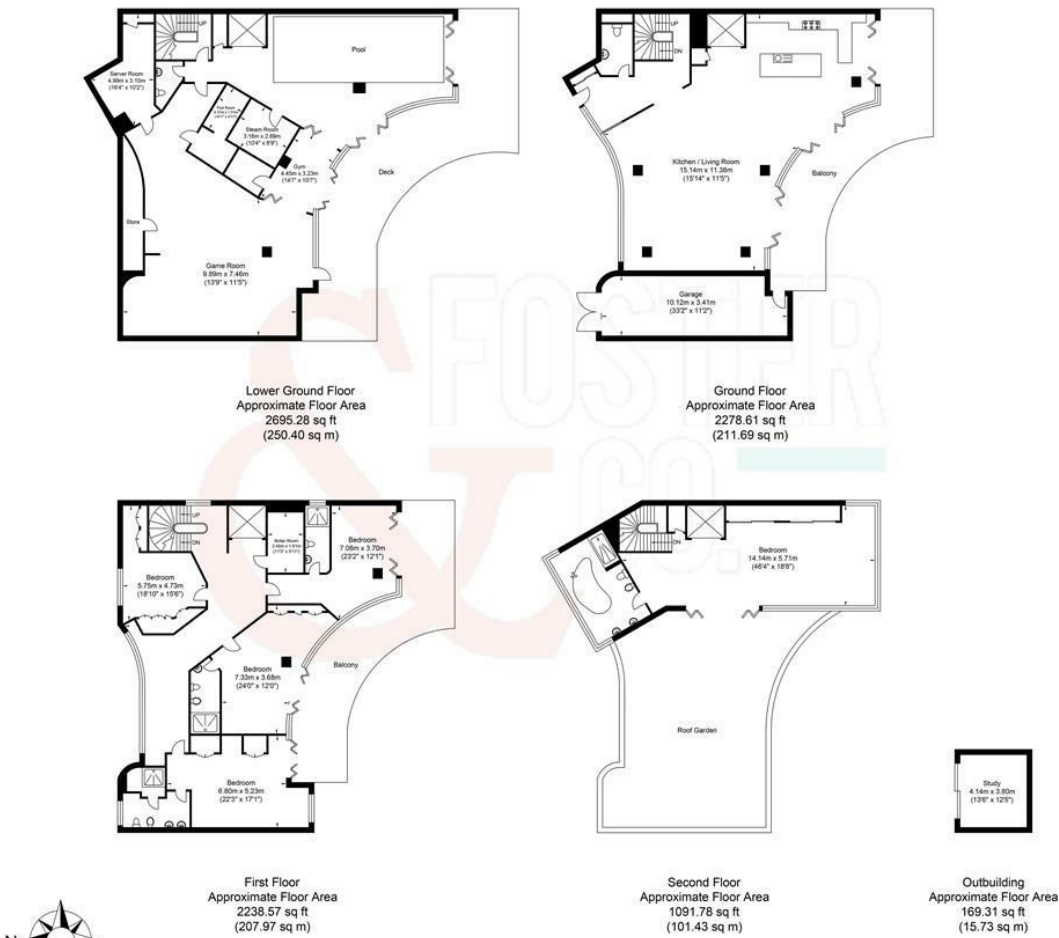
- Luxury Home
 - Indoor Heated Swimming Pool
 - Double Garage
 - Incredible Views
 - Spacious open plan living
- Approx 8500 sqft
 - Private Roof Top Garden
 - Integrated Home Cinema
 - Lift
 - Grand Designs House

| 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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



The Curve, Withdean Road, Brighton



Approximate Gross Internal Area = 787.22 sq m / 8473.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.