



Withdean Road

Brighton, BN1 5BP



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Asking price £3,250,000

This exceptional property provides generous living and entertaining rooms with a recording studio converted in the double garage, professional grade gym, huge cinema room and indoor-outdoor kitchen/bar this home is ideally set up for living, entertaining and working. The architectural design particularly on the roof terraces is striking, bold and impressive enhanced further by superb far-reaching views of the South Downs and Brighton. This property has been thoughtfully designed with the highest quality fixtures and fittings being built in and air conditioning in various rooms. The fully fitted and equipped cinema room has a screen that with the touch of a button can then increase further in size to give a full cinema experience; this is just one example of the level of thought and expense that has been given throughout the property. Electric gates provide entry to the driveway providing ample parking; the oversized front door opens to an impressive entrance hall that has a superb selection of built in cupboards and cloakroom. Continuing on this floor is a large entertainment room with a well-designed bar area that seamlessly continues through glass doors to the outdoor kitchen and bar making year round entertaining easy and stylish. The master bedroom suite with built in dressing area and luxurious en suite bathroom are located on the ground floor along with a further bedroom and en suite bathroom. The double garage has been converted by the current owner to form two sound treated recording studios. If this isn't required, it would make a superb home office or conversion back to garaging. Lower ground floor: The fun continues on this level with an amazing cinema room, air conditioned gym, two bedrooms and three bathrooms. Entertaining: On entering the first floor you are blown away with the feeling of space and light with a room that measures 63'7 x 18/8 in size that opens out through sliding doors to a very cool roof terrace that is a further 28'5 x 24'5, the options that these two fantastic areas provide for entertaining and just a superb feeling of space which is exceptionally rare in the Brighton and Hove area. This room exudes a feeling of luxury with stunning floors and built in features. The well-designed kitchen caters for any family's needs with a breakfast bar and further dining area. A cloakroom and utility room are neatly located to the rear so as not to obstruct with the beauty of the main room. Second floor: 37 is the only property on this road to have the advantage of this further roof terrace, generous in size at 25'5 x 16'8 it offers stunning views from a very high position and would be a fabulous place to admire the evening sky and twinkling Brighton lights. Award-winning practice John Pardey Architects designed this contemporary Brighton property as a series of 'stacked' volumes on a hillside above the English seaside city. The four-storey home – one of three buildings by the practice nominated for a RIBA South East 2017 Award features an 'upside down' layout that makes the most of its views across the city and South Downs.

- Detached
- Cinema Room
- Over 5300sqft
- 2 Roof Terraces
- Electric Gates
- 4/5 Bedrooms
- Gym
- Jacuzzi
- Music Studio / Double Garage
- Great Location

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		



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