



Tisbury Road, BN3

£525,00-£550,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Tisbury Road, BN3

2 Bedroom | 1 Bathroom | 1 Reception Room | 830 sq ft |

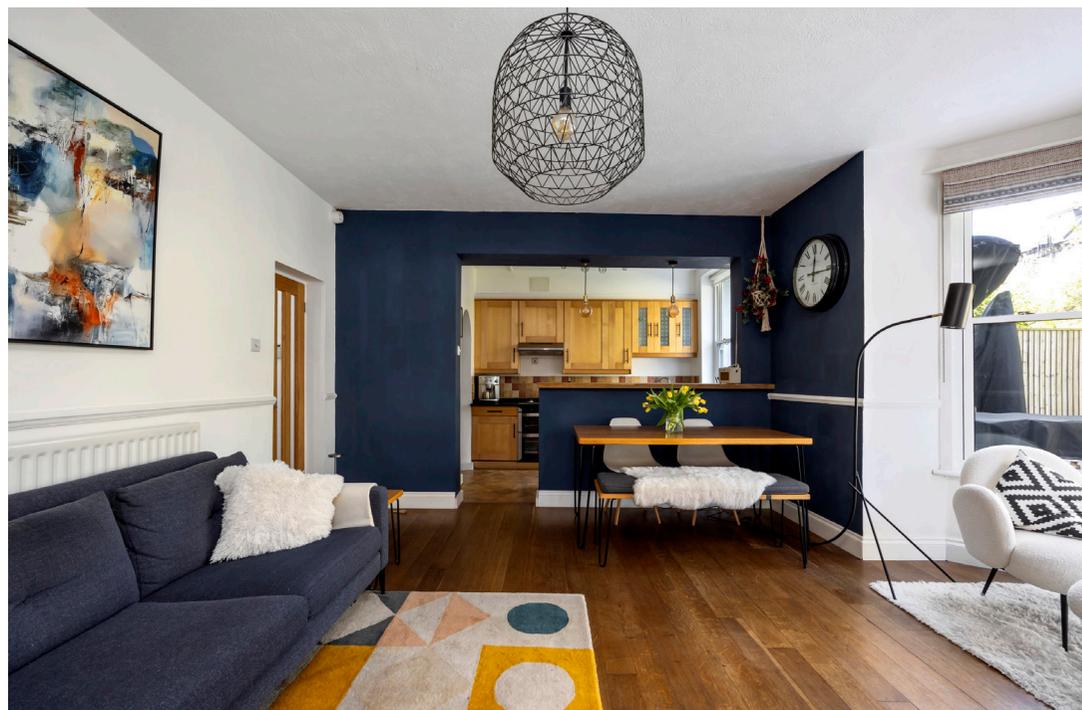
Attractive on approach, the homes of Tisbury Road have stature and beauty in classic gault brick which has come to characterise the Willett Estate Conservation Area. This apartment benefits from its own street entrance on the ground floor, accessed from the side of the building, passing a neat front garden. It does not feel lower ground floor in the slightest, being set back from the road allowing natural light to flood into the front bedrooms through wide bay and sash windows.

Stepping inside, it is clearly a stylish and well-maintained home with a very spacious entrance hall, allowing for a work desk alongside space to hang coats and organise shoes. It feels like a room in its own right, creating a welcoming space to return home to each day.

To the left, both bedrooms sit side by side with an easterly aspect, looking out to the tree lined street. They are peaceful and naturally light rooms with shuttered windows allowing sunlight to filter through, or provide complete blackout for weekend lie-ins. The principal

bedroom is a king size room with a wall of built-in wardrobes to maximise the floor space, while bedroom two is a smaller double – although dressed as an office at present. They both have easy access to the adjoining bathroom which is beautifully appointed with natural stone wall and floor tiles around a gleaming white bath suite and vanity unit.

Spanning the rear of the building, the living room is particularly spacious with room for formal dining alongside the open plan kitchen. In a room of this size, a clever use of bold block colour works well against white walls and wood floors in walnut tones. Dado rails, skirtings and a grand fireplace offer a nod to the original heritage of the building, and while the overall aesthetic is modern, the kitchen has a contemporary take on a period style with wood Shaker cabinetry in the kitchen, paired with granite worktops. Within these, the oven and hob are integrated, leaving space for a dishwasher and a tall fridge freezer in the walk-in larder and utility area.





## OWNER'S THOUGHTS

"This is a fantastic flat for both socialising and complete relaxation as it is incredibly peaceful for somewhere so central. The garden is a wonderful extension of the home throughout the year and the location is hugely convenient for entertainment, shops and transport links. I will be sad to let it go."

## Education:

Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

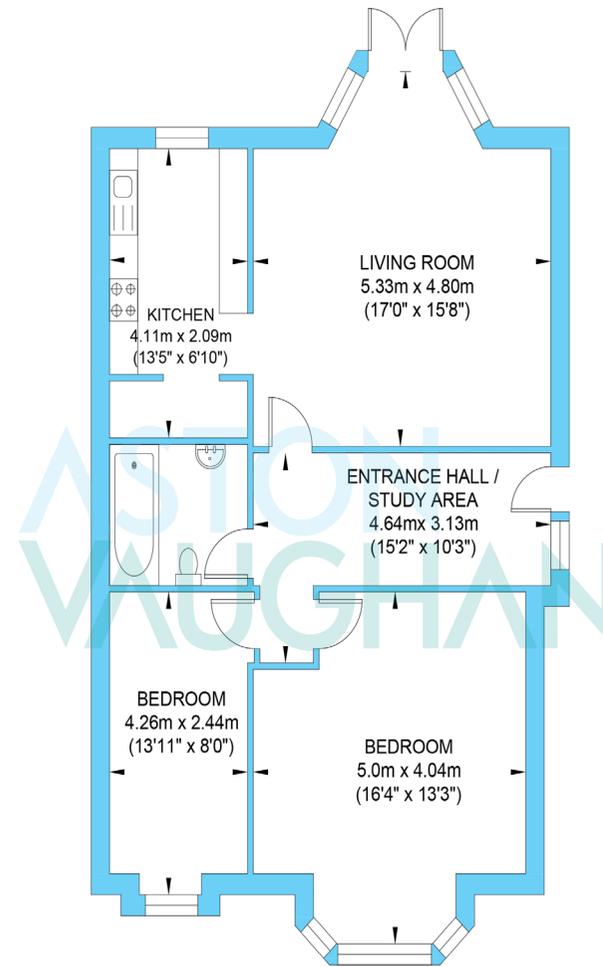
Private: Brighton College, Lancing College

## Good to Know:

The Willett Estate Conservation Area properties were built during the 1880s using the distinctive yellow gault brick which has come to characterise the area, offering stunning examples of late Victorian architecture. Designed to appeal to the fashionable and wealthy, these beautiful homes have not lost their air of grandeur, and this area remains just as prestigious today.

This spacious and stylish apartment is situated close to a huge variety of boutique shops, artisan eateries and a fantastic café culture on Church Road. The beach and Hove Lawns are also on your doorstep, as are some beautiful parks, and the city centre shopping districts are also within easy reach. This apartment also offers easy access to Hove Station and the A23/A27 which have direct and fast links to the universities, airports and London.

## Tisbury Road



Approximate Floor Area  
830.97 sq ft  
(77.20 sq m)