



Sillwood Road, BN1  
Offers In The Region Of £975,000

**ASTON**  
VAUGHAN

## INTRODUCING

# Sillwood Road, BN1

4 Bedrooms | 2 Bathrooms | 3 Reception Room  
1727 Sq Ft | Patio Garden |

Stepping inside on the ground floor level, an exquisitely beautiful entrance hall and staircase greets you, sweeping up to the first floor with the original mahogany handrail intact. The ceiling is gloriously high while the original floorboards have been sanded and varnished, flowing into the first grand reception room to the left.

Originally two rooms, they have since been opened to create one large and sociable space, yet each side feels defined to be used as desired. They are flexible spaces for relaxation and cosying up with a movie in the evening by the open fire. To the rear of the room, a darker tone on the walls creates a homely environment, ideal for reading or working from home. It would also be possible to reinstate the wall, creating a fifth bedroom if needed, which would enjoy easy access to the family bathroom at the end of the hall.

Downstairs, the kitchen is on the lower ground floor with direct access to the courtyard garden. Two glazed doors frame views of the space which has tall white walls festooned with climbing plants and room for dining alfresco on a neat patio. It has the feel of an Italian garden using large stone tiles, so it is low maintenance ready for the modern lifestyle. The addition of potted plants and garden furnishings will add colour and scent to the space if need be.

Inside, the kitchen and dining room span the entire lower level with a second sitting room area to the rear, also enjoying patio views and access. Wooden floors run throughout the space which has clearly defined areas for formal dining, cooking and family time. Again, these spaces are versatile to suit the needs of the family, to include a playroom for little ones or a tranquil office when working from home. There is space to seat ten around the table by the fireplace, while the kitchen is open plan and well-appointed with storage and space for freestanding appliances which may be available by separate negotiation.





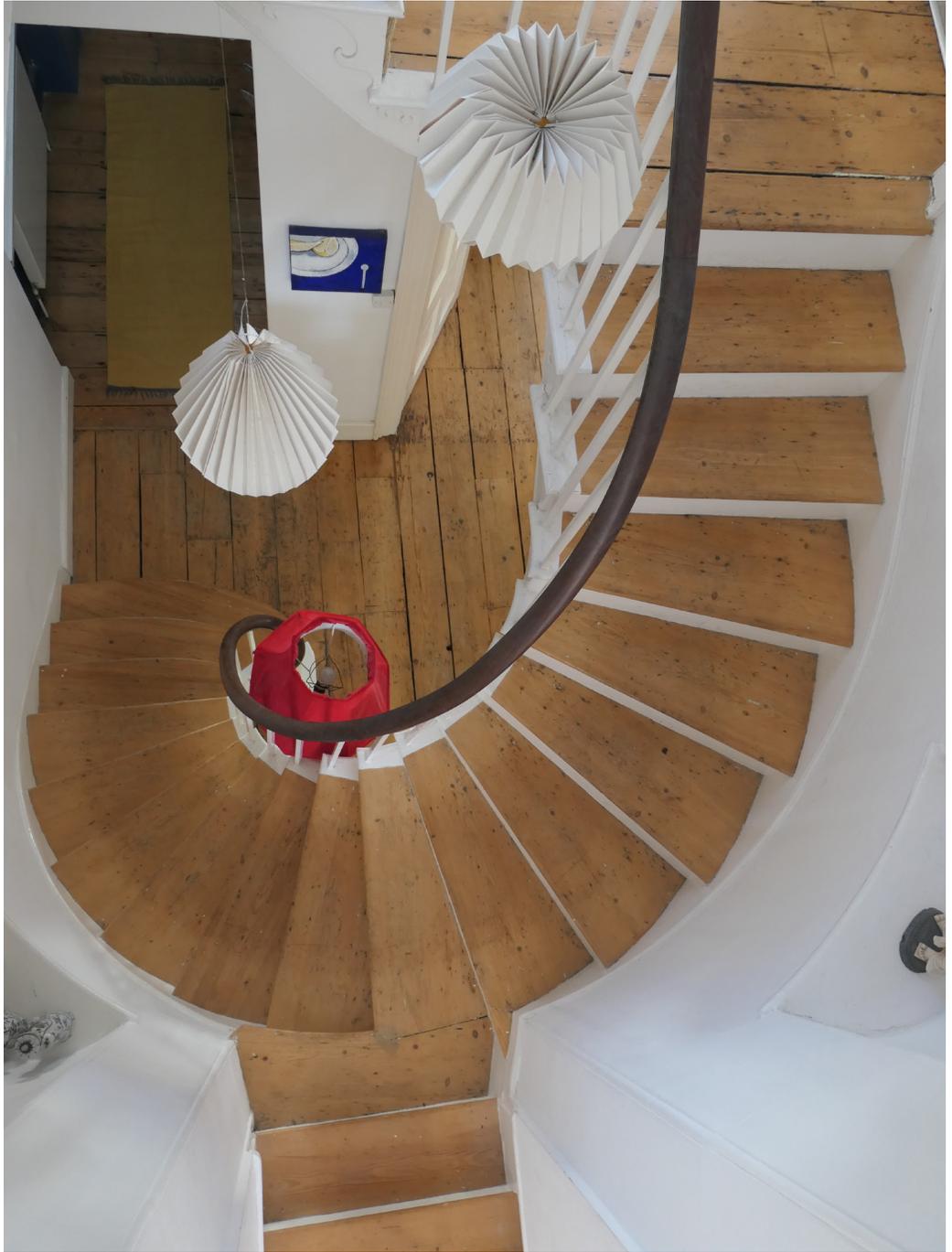
Following the stunning curves of the staircase rising to the first floor, you come to the principal bedroom spanning the front of the building with a full height bow window looking out to mature trees lining the road. This generous room allows for a king size bed and several freestanding pieces of bedroom furniture without compromising on space. A door opens to the balcony from here where it is private from the street with space for drinks and dinner in the warm westerly sun.

There are two further double, carpeted bedrooms on the first floor looking out over the garden to the rear. Elevated further on the second floor, bedroom four is dual aspect with access to a smart en suite wet room with a ceiling mounted rainfall showerhead alongside a basin and WC.





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### Vendor's Comments:

"This house has been our family home for many years. It's in a quiet, friendly street yet close to everything you need. The beach is at the end of the road, it's only 12 mins walk to Brighton Station and with Waitrose on the door step you wouldn't get a more ideal position. It's a house full of beautiful architectural details which we have carefully restored over the years. There is no other house like it. It's a piece of Brighton's history."

### Good to Know:

Shops: Waitrose and Taj, 1 min walk, North Laine 12 min walk

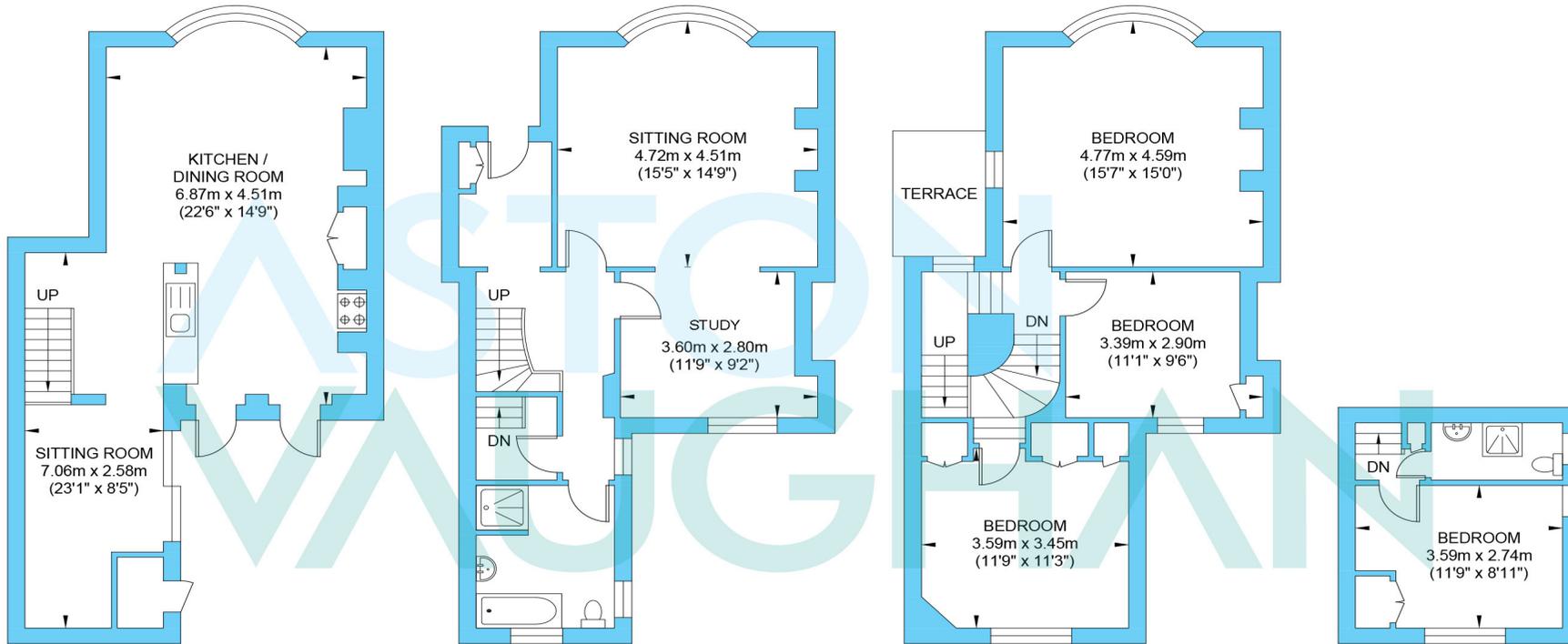
Train Station: Brighton Station 12 min walk

Seafront or Park: St Ann's Well Gardens 8 min walk, Seafront 2 min walk

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these beautiful townhouses rose up from the seafront along Brighton's famous coastline to meet the thoroughfare of Western Road which remains to this day a vibrant and exciting part of the city. These elegant properties have put Brighton on the map as one of the most sought-after places to live outside London - with the fresh sea air and the wonderfully diverse and artistic culture surrounding them, a welcome bonus.

Positioned within minutes of Brighton City Centre, the beach and Hove's boutique shopping and Michelin Star restaurant scene, it is perfectly placed for professionals and families alike. Brighton Mainline Station is just 5 minutes in a cab or hop on any number of buses which stop on nearby Western Road where there is a plethora of shops and amenities. The local schools are amongst the best in the city, to include the award-winning Brighton College and Brighton & Hove School for Girls and the state schools are also highly acclaimed. Easy access to St Ann's Well Gardens and the seafront garden parks will also ensure this house appeals to families looking to live in the urban heart of the city.





Lower Ground Floor  
 Approximate Floor Area  
 496.86 sq ft  
 (46.16 sq m)

Ground Floor  
 Approximate Floor Area  
 537.33 sq ft  
 (49.92 sq m)

First Floor  
 Approximate Floor Area  
 541.53 sq ft  
 (50.31 sq m)

Second Floor  
 Approximate Floor Area  
 152.20 sq ft  
 (14.14 sq m)



Approximate Gross Internal Area = 160.53 sq m / 1727.93 sq ft