



PORTFOLIO
from fox & sons

Hillside Way, Withdean, Brighton

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A substantial, 2,528 sq ft detached 5 bedroom and 2 ensuite family home with an integral double garage.



About the house

An exceptional and substantial family residence of refined elegance, this beautifully presented home on prestigious Hillside Way offers five genuine double bedrooms—an increasingly rare find—extending to an impressive 2,528 sq ft of accommodation, surpassing many comparable five-bedroom properties. With extensive storage throughout, an integral double garage and thoughtfully designed accommodation arranged across six levels, the home has been expertly configured to maximise its elevated hillside position, with beautiful open views across Withdean enjoyed from all rear-facing rooms.

A light-filled conservatory entrance sets a calm and welcoming tone. Beyond, the expansive entrance hall introduces a home defined by space, flow and natural light. The principal lounge which measures 316 sq ft is both generous and inviting, featuring engineered oak flooring and a striking fireplace with log burner, while sliding doors open onto a raised Balau hardwood terrace—perfect for seamless indoor-outdoor living and entertaining, benefiting from morning and lunchtime sunshine. A graceful dining room sits alongside, offering an elegant setting for formal hosting, with double doors providing flexibility between open-plan living and more intimate occasions.



At the heart of the home, a newly appointed contemporary kitchen is beautifully finished with sleek high-gloss handleless cabinetry, premium quartz worktops, integrated NEFF and AEG appliances and subtle plinth lighting. A bespoke breakfast bar creates a sociable focal point for everyday living, complemented by a separate utility area. This level also benefits from a useful WC and access to a cellar—currently utilised as a photographic darkroom and capable of housing 252 bottles.

Upstairs, the home continues to impress with a far stronger sense of space and flexibility than is typically

found. All five bedrooms are generous doubles, a rare and highly desirable feature, each enjoying excellent natural light. From the galleried landing the principal bedroom suite has a stylish fully tiled ensuite shower room and fitted wardrobes. Two further double bedrooms on this level benefit from built-in wardrobes and are served by a well-appointed family bathroom.

Bedroom two occupies its own mezzanine level above the garage, forming an outstanding guest suite or independent teenage space, complete with a walk-in wardrobe and fully tiled ensuite—bringing the total to two ensuite within the home. The loft room (bedroom five) is



a particularly versatile space, finished with solid French oak flooring and extensive eaves storage, and is currently used as a multi-functional living area incorporating a study, music room and fitness suite.

Externally, the property offers a wonderfully private, mature garden with a peaceful, leafy backdrop. A substantial corner Balau hardwood decked terrace provides another exceptional entertaining space, perfectly positioned to capture the afternoon and early evening sun, while a sheltered 71 sq ft storage area beneath the balcony-with fitted shelving-offers external storage. Further benefits include an integral double garage with shelving and an electronically operated door, in addition to a private driveway, reinforcing the home's exceptional practicality alongside its design appeal.

Hillside Way enjoys a prime Withdean setting, perfectly balancing easy access to central Brighton with immediate proximity to open countryside. A regular bus service (No. 27) runs from the end of the road-approximately 100 metres away-providing convenient access across the city and to a range of secondary schools and outstanding BHASVIC sixth form college, while the nearby 77 route offers direct links to Devil's Dyke.

Westdene Primary School (Ofsted Outstanding) is just 0.3 miles away, and Three Cornered Copse, the South Downs National Park and Withdean Sports Complex are within a short walk. Preston Park Station, less than a mile away, provides frequent direct services to Gatwick, London and the south coast, while the A23 and A27 are easily reached within a five-minute drive.

A home of genuine distinction, combining exceptional scale, rare bedroom proportions, extensive storage, beautiful views and superb connectivity-this is a truly outstanding family residence in one of Brighton's most exclusive locations.





Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 234.9 m² (2,528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Hillside Way, Withdean, Brighton

An extended, 5 double bedroom family home, (2,528 sq ft), offering light-filled and spacious interiors, a recent sleek contemporary kitchen, an integral double garage and a private landscaped garden with 2 large hardwood decked areas, all within this sought-after leafy enclave.

Offers in excess of

£1,000,000

- 5 DOUBLE BEDROOMS (2 WITH ENSUITE) DETACHED FAMILY HOME, 2,528 SQ FT & DOUBLE INTEGRAL GARAGE
- RECENT HIGH-SPEC KITCHEN & UTILITY
- SECLUDED GARDEN WITH 2 LARGE HARDWOOD DECKED DINING AREAS

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

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