



Orpen Road, BN3

**Guide Price £1,300,000-£1,400,000**

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Sales and Lettings

## INTRODUCING

# Orpen Road, BN3

4 Bedrooms | 2 Bathrooms | 1/2 Reception Room  
2239 Sq Ft | Very large rear south facing garden

Residing in one of the city's most prestigious enclaves, surrounded by greenery, yet just a short walk from both Seven Dials and Central Hove, this detached family home offers home seekers and developers an incredible opportunity for investment. It is exceptionally spacious with four bedrooms, three bathroom and a vast reception room and kitchen leading out to a beautiful south facing garden and a separate secret garden with a large pond at the bottom of the plot accessed by stairs. While it has been a much-loved family home for many years, it now requires complete modernisation which will add considerable value in this area. The potential is endless for reconfiguration and extension which will excite those with an eye for renovation and interior design. As a luxurious Mid-century build, it bears some incredible interior period features to include stained glass windows and an open-tread timber staircase which could be brought back to its original glory. Mid-Century Modern aesthetics have been making a come-back for some time, so will certainly appeal to those with a refined eye.

Externally, the house is set back from the road behind evergreen trees and a driveway leading to the double garage. It has the quintessential architectural features of the era with wide picture windows and hung tiles on its linear form, with the front door set below a canopy. This opens to a vestibule then through secondary doors with stained glass panelling to the wide and welcoming entrance hall beyond where the scale of the house becomes apparent. From here, all rooms are generously proportioned and naturally light, looking out to greenery on all sides.

First to the right is access to the double garage which is ripe for conversion to create an incredible home office, gym or fifth bedroom en suite. It is a large space, which would require planning to convert, but consents are easier to come by here.





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Almost spanning the rear of the house, the main reception room is incredibly spacious with a wide window and glazed doors opening first to the conservatory and then onto the garden bringing in verdant views and a westerly light. There is endless potential here to create a homely space for entertaining and formal dining alongside the kitchen. There would also be potential to knock-through to the kitchen to create one vast and sociable space ideal for family time, spilling out to the garden – all food for thought.

As it stands, the kitchen is well-designed for the space to include plenty of storage in white cabinetry to include a retro breakfast bar and integrated appliances – all in fine working order should you wish to move straight in. Doors lead out to the garden from here, giving the entire ground floor a lovely circular flow when entertaining during summer.

A treat for the senses, and a dream for children, the garden has a large circular lawn for ball games and equipment surrounded by a paved terrace and a raised area for dining alfresco close to the house. Mature evergreens and seasonal shrubs line the perimeter providing some areas of dappled shade while giving the garden complete privacy from neighbours. Due to its depth and a south-westerly aspect, it receives plenty of sunshine throughout the day, particularly during the spring/summer season when all plants thrive. This is a space which invites summer parties and entertaining but also family games, and for a large space, it is fairly low maintenance as it is so well-established.

Returning inside, there is a useful ground floor shower room – ideal for busy families all vying to get ready in the morning before work and school!

Upstairs there are four double bedrooms sharing two further bathrooms; one with a deep bath and the other with an electric shower. These rooms would certainly benefit from renovation, but are again, in fine working order. All bedrooms benefit from calming views over the surrounding trees which are a joy to wake up to and with the windows open in summer, you can hear nothing but birdsong. They all benefit from plenty of storage and carpet underfoot and all are fantastic sizes to accommodate a range of bedroom furnishings.







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## LOCATION GUIDE

### Vendors' Comments:

"This was an incredible family home for many years with many happy memories made. The location is incredible for parks and schools, yet it is so peaceful here for somewhere so central – it's hard to believe Central Hove is just a short walk away. We are sad to see the house go, but we know another family will make it their own and enjoy the space for many years to come."

### Education:

Primary: Stanford Infants and Junior Schools, Bilingual School

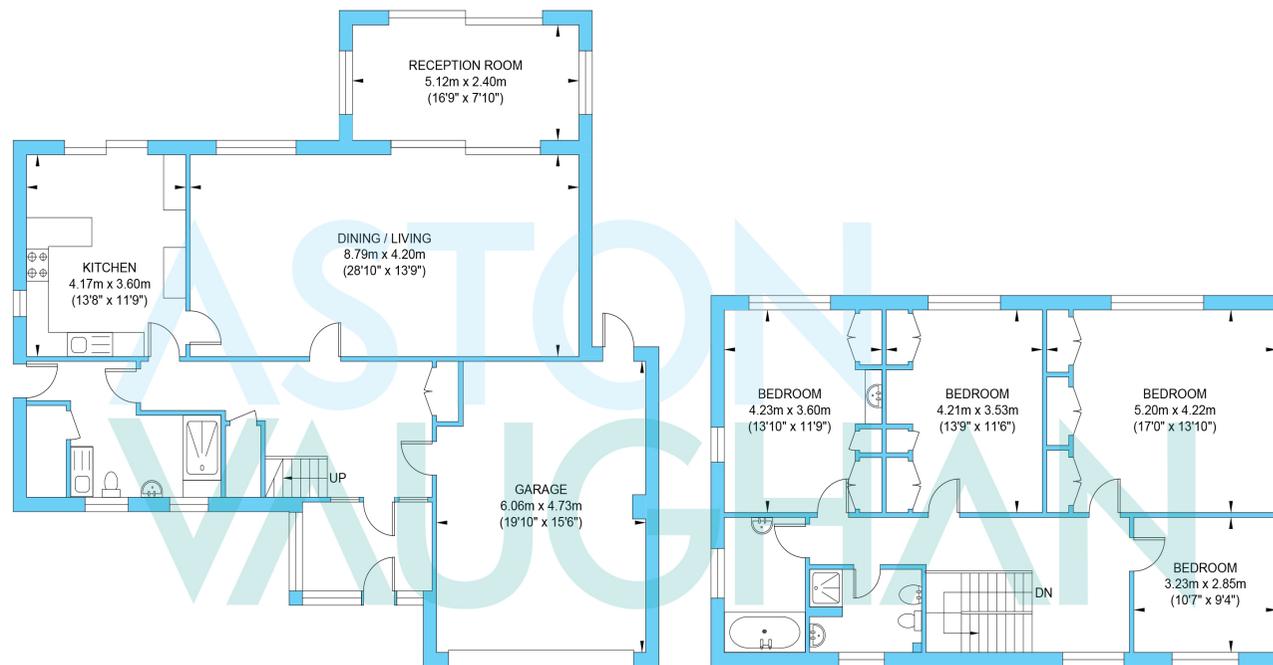
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, Varndean Sixth Form

### Good to Know:

This big bright home is in a sought-after area just by Hove Park which has an extremely wide range of leisure facilities. While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are within walking distance where you can swim or picnic on the lawns, and the city centre shops are a short drive away. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.

## Orpen Road



Ground Floor  
Approximate Floor Area  
1381.44 sq ft  
(128.34 sq m)

First Floor  
Approximate Floor Area  
958.52 sq ft  
(89.05 sq m)

Approximate Gross Internal (Including Garage) Area = 217.39 sq m / 2339.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.