



*Withdean Heights – Skyline*

mishons

# Welcome to Withdean Heights, an exclusive new build development that sets the standard for luxury living in Brighton...

Introducing 'Skyline', one of two spectacular houses coming to market, this home is truly a modern marvel. Nestled behind private gates with a resin-bound driveway and a remote-controlled garage. Skyline boasts a contemporary facade highlighted by striking black aluminium windows, making it a standout family home unrivalled by anything else on the market today.

Spanning four floors and over 4,000 sq ft, this home offers expansive living spaces designed for the modern family. From the moment you step into the grand entrance on the ground floor, you'll be captivated by the sheer quality and light that fills this stunning property. The heart of the home is the state-of-the-art kitchen, a space that seamlessly blends functionality with style. With panoramic views and a raised private balcony, the kitchen is equipped with integrated German appliances from Miele, Neff, and Bora.

The entire ground floor also features underfloor heating throughout and voice-operated blinds, as well as a Quooker boiling tap. Both the kitchen and living room are pre-wired for speakers, perfect for entertainment. The living room is a gorgeous private retreat, ideal for cosy evenings after a long day at work.

The first floor hosts three spacious bedrooms, each with access to its own bathroom. Two of these are ensuite, while the third is a large family bathroom. The principal bedroom offers breathtaking views over Brighton and the South Downs, along with a walk-in wardrobe and built-in storage. Its ensuite bathroom is a masterpiece, featuring a double-ended bath, shower and double basins, supplied by Grohe, Crosswater & Villeroy and Boch. The second floor is flooded with natural light and offers two additional double bedrooms that share a stylish shower room, with bedroom four also featuring a dedicated storage/wardrobe area.

Descending to the lower ground floor, you'll find a unique and versatile space with four further reception rooms. This includes a cinema room pre-wired for Dolby 7.1 surround sound, providing an immersive entertainment experience. There's also an additional bedroom with an ensuite bathroom, perfect for guests or extended family. The essential utility room is also located on this floor, ensuring practicality alongside luxury. The home's plumbing is managed by a high-efficiency Bosch gas-fired boiler and heat interface unit. Externally, the landscaped lawned gardens provide a serene and private setting, ideal for children's play or summer entertaining.

Skyline is not only a stunning development, but also exceptionally efficient - featuring built-in WiFi access points and pre-wiring for Virgin Ultrafast 1GB cable internet, with most rooms benefiting from CAT 6 cabling. This makes it an ultra-modern and user-friendly home...

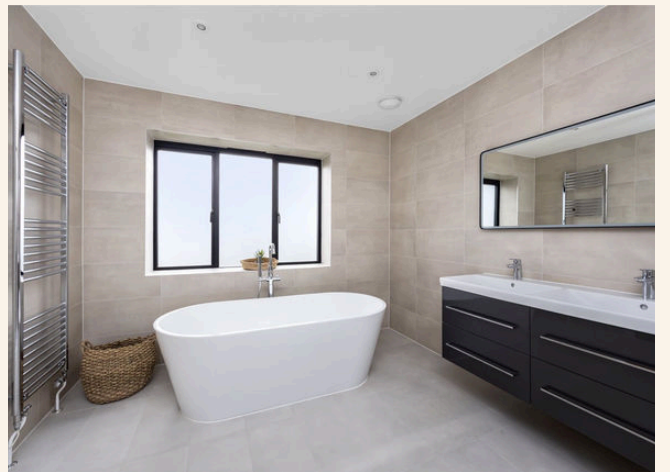
Located on Withdean Road, one of Brighton's most desirable addresses, this home offers easy access to the A23/M25 and convenient bus routes in and out of the city. It is just a short walk to Preston Park train station, making commuting a breeze. The area is also served by several popular schools, including Lancing Prep, and the Brighton College school bus stops just outside.

If you want to own one of the newest and most advanced homes in Brighton, call today to secure your interest in Skyline at Withdean Heights.



 *Asking Price*    £3,000,000







TOTAL FLOOR AREA:  
4146.47 sqft (385.22 sqm) approx

## Withdean Road



Lower Ground Floor  
Approximate Floor Area  
1215.13 sq ft  
(112.89 sq m)

Ground Floor  
Approximate Floor Area  
1215.13 sq ft  
(112.89 sq m)

First Floor  
Approximate Floor Area  
1174.88 sq ft  
(109.15 sq m)

Second Floor  
Approximate Floor Area  
541.31 sq ft  
(50.29 sq m)



Approximate Gross Internal Area = 385.22 sq m / 4146.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.



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