

SOLD

4 Sussex St, Brighton



Flawless Family Excellence between Church Street and the Beach

An irresistible mix of refined elegance, substantial space, and poolside indulgence, this vast 5 bedroom, 3.5 bathroom (plus study and 2-room heritage studio) entertainer delivers so much more than initially meets the eye. Spread over a far-reaching 967sqm (approx.), every enticing element of this renovated family estate will leave a lasting impression, steps from sand, sea and the iconic Brighton bathing boxes.

Discover a solid and stately 1930s English-style presence from street level with a leafy entrance to supremely sunlit formal sitting and dining rooms. Freshly painted and carpeted throughout, the sitting room plays host to an imposing open fireplace and a study nook under bay windows, while the dining room is framed by a light-filled reading nook encased in glass.

The home spectacularly opens up to reveal an expansive family area with designated room for relaxed living and dining in contemporary comfort. Wonderful walls of glass invite natural light inside this entire gallery-styled zone, sensationally serviced by a

5 3 3

Price	SOLD
Property Type	Residential
Property ID	1795

Agent Details

Nick Johnstone - 0414 276 871

Office Details

Nick Johnstone Pty Ltd
248 Esplanade Brighton VIC
3186 Australia
9553 8300



stylish stone-topped kitchen. Enjoying a pleasing pool and garden aspect, this impressive workspace showcases two waterfall-edged island benches, a 900mm Ilve oven and 6-burner cooktop, a Bosch dishwasher, and ample storage potential.

Designed and styled for easy living, an inclusive harmony between the interior and exterior almost coaxes you into the fresh air. Spill out to a showpiece pool and a private alfresco terrace, framed by a built-in brick BBQ on mains gas, an outdoor bathroom with a shower, and a landscaped garden with bursts of colour sheltered by established trees.

Also positioned at the rear of the property, the original stables (circa 1835) have been converted into a versatile and super-stylish 2-room space with whitewashed, exposed brickwork and timber ceilings. One of the rooms currently houses an air-conditioned gym and fully wired home cinema with a Sony projector and oversized Nova screen, while the other would work as a teen retreat, home office or studio with handy loft storage accessed by a drop-down ladder. These flexible domains are further enhanced by a large paved outdoor entertaining area to the front.

Always free-flowing, the two-storey layout offers rest and retreat for the whole family. A palatial main bedroom is staged on ground level, graced with a large dressing room and newly renovated, twin-vanity ensuite boasting a sumptuous freestanding bath, sleek frameless shower and floor-to-ceiling tiles. The remaining quartet of bedrooms reside upstairs alongside a work-ready home office, and a rejuvenated fully tiled bathroom with a luxurious bath, walk-in shower and a stone-topped vanity.

Comprehensive features include a ground-floor powder room, large laundry, double-brick construction, ample storage, an alarm system plus video intercom and CCTV security, ducted heating and refrigerated cooling, automated irrigation, and auto-gated entry to a remote-controlled garage plus additional parking on a smart slate and bluestone quarter-circle driveway. Further enhancements include extensive double glazing and 7kw of solar energy powering back into the grid plus battery storage capability for potential blackouts.

Neatly positioned between Church Street and Dendy Street Beach, you couldn't wish for a better Brighton address with easy access to trains, shopping, restaurants, and Melbourne's leading schools. A rare offering of unique pedigree, this is where 1930s-style glamour and contemporary indulgence unite. Inspect to be impressed!

At a glance...

* 5 large bedrooms, ground-floor main with dressing room and a fully renovated ensuite with a freestanding bath and frameless

shower

- * Remaining 4 bedrooms are located upstairs
- * Spacious and superbly sun-drenched open-plan lounge and dining area
- * Inviting and light-filled formal sitting and dining rooms with reading and study nooks plus an open fireplace
- * Spacious kitchen with two island benches, waterfall-edged stone benchtops, Ilve oven/cooktop, Bosch dishwasher, and a walk-in pantry
- * Work-ready home office with cabinetry and shelving
- * Luxurious, fully renovated main bathroom with a relaxing bath and frameless walk-in shower
- * Laundry with ample cupboard space
- * Downstairs powder room
- * Circa 1835 stables converted into versatile 2-room home cinema/gym with split-system heating and cooling, and a separate studio/home office
- * Solar-heated swimming pool with water feature and poolside terrace
- * Outdoor bathroom with walk-in shower
- * Paved alfresco dining terrace and low-maintenance garden with a private leafy perimeter
- * Second paved alfresco terrace in front of stables
- * Built-in brick-framed BBQ on natural gas
- * Remote-controlled garage with rear access plus additional driveway parking for several cars
- * 7kw of solar panelling plus battery storage capability
- * Video intercom and auto-gated entry
- * Double brick construction and extensive double glazing
- * Ducted heating and refrigerated cooling
- * Alarm system and CCTV security
- * Storage under stairs plus attic storage
- * Automated watering and timed outdoor lighting system
- * Stylish Roman and roller blinds

* Recessed down-lighting plus an exquisite chandelier above staircase

* Moments from restaurants, schools, parkland, shopping, transport, and the local beach

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

