

Shops: Train Station City centre 3 minute walk Brighton station 4 minute walk

Seafront or Park:

Seafront 5 minute walk and park is opposite

closest schools

Primary: Secondary:

Private:

Brunswick or Hove Primary Hove Park, Blatchington Mill,

Cardinal Newman RC Brighton College

This delightful property is just a few minutes from the station, so you can be in London within the hour. For those who want to be in the beating heart of Brighton, you can walk everywhere from here, and there are reliable bus routes throughout the city and all along the



intended to constitute part of an offer or contract. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the in working order or included in the

city treasure vine place, bn1

asking **price** £1,375,000

01273 **221102** 

117 – 118 Western Road Hove, BN3 1DB

e. hove@brandvaughan.co.uk

w. Brandvaughan.co.uk





brandvaughan award winning lettings & sales





Tucked away in the prestigious Clifton Hill Conservation Area, sits this exquisite four bedroom period property which is steeped in local history. Built in in the late 18th century, it boasts a wealth of period features such as wooden beams and brick fireplaces, and these blend in beautifully with the modern additions which have been added over recent years. This a unique opportunity for someone to acquire a central home, just minutes from the Brighton Station and the beach, but with all the character and seclusion of a period property in the country; and the garage is a welcome bonus where parking is definitely at a premium!

## In **brief...**

Style: Late 18th Century property
Bedrooms: 4; 3 double and 1 single

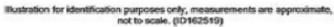
Living rooms: 2 spacious

Area: 1708 sq ft; 158.7 sq m

Location: Clifton Hill Conservation Area Parking: Garage and private parking

# floor planning







Brand Vaughan is an independent, award winning estate agency covering the Brighton & Hove area specialising in residential sales. Considered as the most forward thinking and customer focused estate agency in the region, Brand Vaughan's professional and dedicated team brings sellers and buyers together in a mutually beneficial way. Its innovative approach has achieved enviable results as Brighton & Hove's top selling office in 2012 & 2013 as well as being voted. The Sunday Times Best Small Estate Agency in the UK for 2014.

## why you'll like it...

signature style painted the vast skyscapes before him. Many of these paintings surrounded by fields leading down to the sea. Later in the century the beautiful white facades of Clifton and Powis were built up around it, but it stands there still, serene; an

You access the property from the secure gate on the flint stone walkway of Vine Place, and step into the romantic Romanesque walled garden. The front of the property is white with traditional lattice leaded windows, and the front door is approached up a

which has the new addition of a wood burning stove. This end of the room is used as a

To the right and down a couple of steps is the formal living room which has plush latte where guests can flow between the reception rooms and the garden with ease.

are integrated. The units continue down the westerly wall, where there is a large range vaulted and beamed ceiling, and a full length wall of bi folding doors lead seamlessly to

Returning to the house, and up the carpeted stairs, you come to the upper corridor,

There are two further double bedrooms at the end of the hall; one of which has a wall of mirrored wardrobes, a single bedroom or office, and a contemporary family bathroom in a monochrome palette, and with a monsoon shower above the bath.

Written by our copywriter, Bryony Dunseith To get our unique 'editorial description' for your property, call us on 01273 221102

## Bear in mind...

This house is truly unique in its style, history and central position in Brighton. It is therefore a wonderful and rare opportunity to purchase a property of this calibre.



19 years, having raised our five children here, and entertained numerous quests. William Vine himself loved living here, as he said of the house "...its inmates dwell on mercys ground"