



close to home

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

Seafront or Park: Seafront 5 minute walk and park is opposite

closest schools

Primary: Brunswick or Hove Primary
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College

for your lifestyle

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 coast.



free professional photography
as standard

city treasure
vine place, bn1

asking price
£1,375,000

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Tucked away in the prestigious Clifton Hill Conservation Area, sits this exquisite four bedroom period property which is steeped in local history. Built 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



why you'll like it...

When Constable came to stay in Brighton in 1834, he stayed on Church Hill, and in his signature style painted the vast skies before him. Many of these paintings depicted the Vine Windmill and on occasion the Miller's cottage - Rose Cottage, 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 oasis in the city.

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 neat brick path. You are welcomed into a warm entrance hall with solid wood floors and creamy walls, with a hidden book case on the right. You pass some under stair storage and a downstairs WC on your left as you turn right into the first reception room.

This is central to the home, and still has the original floor to ceiling open fireplace, which has the new addition of a wood burning stove. This end of the room is used as a cosy seating area, but the space has been opened up to the dining room at the end, where the first set of French doors lead to the garden.

To the right and down a couple of steps is the formal living room which has plush latte carpet underfoot, and a plethora of Art Nouveau features, such as the stunning antique fire surround, and the new radiators which are of the same style. The south wall has a deep bay window, and a further two sets of French doors, also leading to the garden, which makes this the perfect space for entertaining, especially in the summer months where guests can flow between the reception rooms and the garden with ease.

Returning back through the dining room, and up a step through a sweet arch, you arrive in the country style kitchen. The units are in a U shape to the left; wooden and in a Farrow and Ball hue, with delicate Macintosh style handles. There is a butler sink in this part of the kitchen, where the washing machine, dishwasher and tall fridge freezer are integrated. The units continue down the westerly wall, where there is a large range cooker and a sophisticated circular brass sink with copper taps – so on trend in the current world of interior design. This end of the kitchen is a later addition with a high, vaulted and beamed ceiling, and a full length wall of bi folding doors lead seamlessly to a private courtyard. Here, grape vines sweep down, and the large York stone tiles continue out here from the polished finish in the kitchen space; stunning and harmonious.

Returning to the house, and up the carpeted stairs, you come to the upper corridor, and the master bedroom suite is on the right. The bedrooms share the same luxurious carpet as the living room, and this room looks out over the peaceful garden. The en suite bathroom is generous in size, with natural stone tiles, and has a large walk in shower.

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.

To the rear, approached via Powis Grove, there is a garage with workshop behind. The internal wall dividing the two areas could easily be removed to create a larger space.

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.



the owners secret...

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