



georgian lanes

middle street

£900,000 - £1,000,000

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This statuesque five bedroom residence is at the heart of the famous Georgian Lanes on a remarkably quiet one way street with the beach at the end of it. Part of the first fashionable development of Brighthelmstone, this magnificent residence still breaks new ground with a luxury private sauna, a family kitchen that can seat 20 in comfort and private outside spaces which culminate in a spectacular roof terrace with panoramic city views leading to the sea. Balancing grandeur with comfort this unique home in a fashionable location has the added bonus of being in a conservation area but isn't listed, raising interesting options, and is currently used as a popular holiday let.

why you'll like it...

Style:	End of terrace house probably late 1700's
Bedrooms:	4/5
Living rooms:	1-2
Area:	1913 sq ft
Outside:	Covered court, 2 roof terraces
Location:	The Lanes
Parking:	zone z



why you'll like it...

With the sea at one end of the one way street and the lively pedestrian Lanes at the other, this fabulous house in a characterful street built between 1776 and 1795 also delivers the best of both worlds inside as it has beautifully majestic proportions together with a contemporary finish of a high specification.

A striking building with shared side access, the height of the front door gives an indication as to the sheer size of the accommodation within which does not disappoint and begins with a classic black and white tied lobby where double, high doors sweep open into a broad hallway glistening in the colours of the willowy stain glass windows in the end of terrace wall.

The Family Floor, Courtyard and Sauna

An expensive floor with dark wood inlay is stylishly practical and continues through into the magnificent family room, reaching a full 3.43 metres in height and which is gloriously light as it stretches from the east to the west side of the building. Windows along the front reach from side to side and in the far wall, floor to ceiling French doors bring intriguing views of the covered courtyard in, which also means that friends and family have free flow in and out of this spacious and sociable room.



The contemporary kitchen is safely tucked away behind a peninsular island, its glamorous black units and practical work surfaces indicative of the expert design behind this timelessly elegant interior and no less than three ovens and a gas hob are integrated for you, as is the dishwasher. As you would expect of a house with this exacting level of finish, there is a separate utility area with a door to the side gate from the street which is also large enough for bicycles and there is a guest cloakroom with a wet room style shower tucked away.

Sheltered from the elements, the atmospheric courtyard has a cobbled floor evocative of the age of the building and beneath the sloping Perspex roof high above your head are exposed beams from which to hang candles so you can enjoy it at any time of day. Returning to the main room, the spiral staircase leads down to a deliciously private spa like area, complete with a power shower and two level sauna, made to share.

The First Floor with Drawing Room

At the top of the designer carpeted stairs, the luxury bathroom is sensitive to the age of this remarkable house, with a white suite and fabulous freestanding baignoir with a shower attachment and traditionally styled heated towel rail. Two windows keep it light and airy, and the first bedroom is on the level with an enormous window which doesn't need curtains as it is not overlooked.



At the front of the house, the impressive drawing room has elegant proportions spanning the full width of the house and with a handsome white marble fireplace which now has an easier gas inset will transform from an open, light room in the summer to a warm and cosy space in the winter. This room could also be another impressive bedroom of course.

The West terrace and Bedrooms on the Second Floor

A lovely feature, particularly at this level of the house, the graceful stain glass windows in the side wall ensure privacy but add a special quality of light as you approach the unexpected – a private west facing roof terrace on the landing, the only one within sight and with room for a table and chairs. Two more bedrooms are on this floor, each light and airy and at the front, the bedroom looks over the Grade II listed façade of the Hippodrome and down to the sea.

The Master Bedroom Suite and Roof Terrace

The jewel in the crown of this special period home, the master bedroom has a chic en suite and an east wall which folds completely open to the sun and a terrace with lighting and panoramic views over this historical city to a glittering ribbon of sea which is just a stone's throw away.



owner's **secret**

"We love being at the heart of the Lanes, but we feel very lucky to escape to the relative peace and quiet of our private courtyard especially after a hot day on the beach"

bear **in mind**

You are in the heart of the busy Lanes where parking is quite restricted, but you can walk everywhere, including the station and schools so you won't need to use a car very often.











where it is

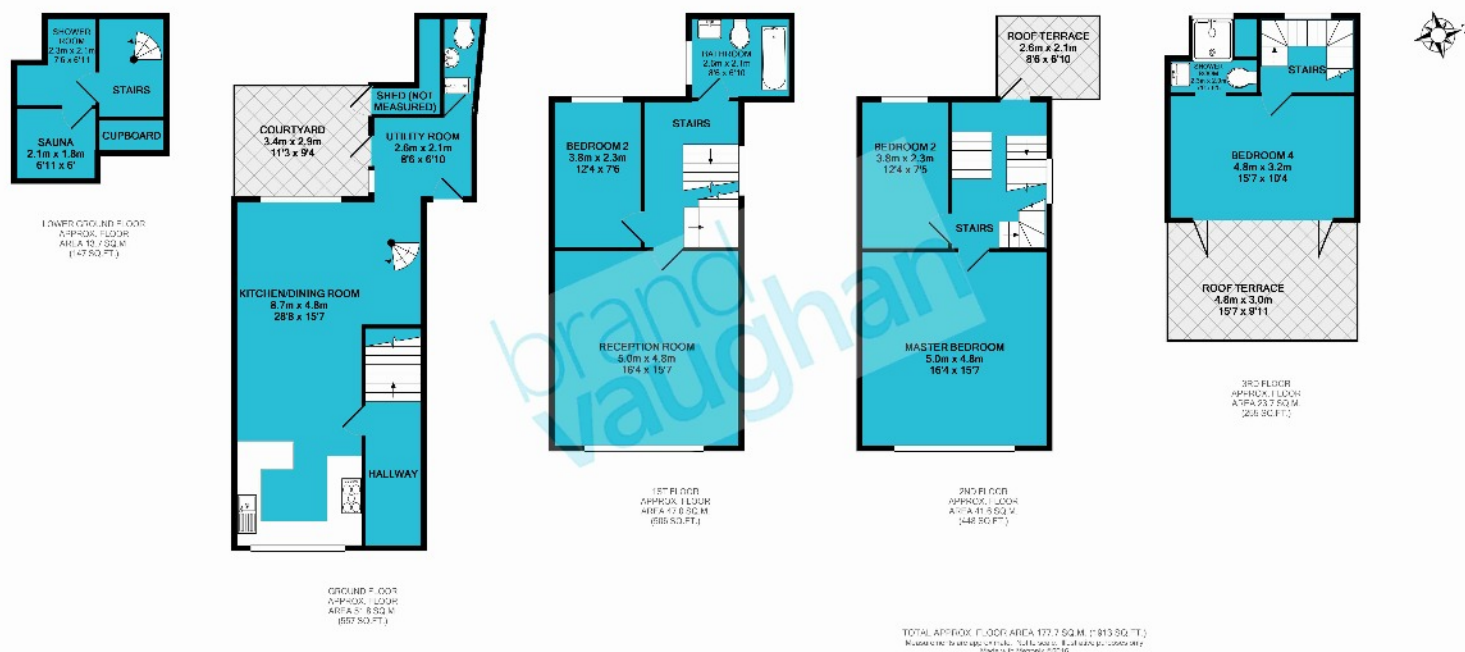
Shops: Lanes 1 minute, Churchill Square
5 minute walk

Train Station: Brighton Mainline 10 minute walk

Seafront or Park: Seafront 1 minute, St Nicholas' Church
playground 6 minute walk

Closest Schools: Primary: Middle Road Primary
Secondary: Varndean, Dorothy
Stringer
Private: Brighton College,

This magnificent home is at the centre of the fashionable Lanes shopping district with its innumerable cafes, bars, clubs and restaurants. Brighton beach is at the end of the street, the cultural heart of the city with the Royal Pavilion, Museum, Theatres and Art Galleries is close to hand and this central location is also exceptionally convenient for access to Brighton Station with its fast links to Gatwick and London.



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