




regency splendour

hanover crescent

£1,250,000 - £1,500,000

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A rare find, this Grade II listed house is in an iconic Regency crescent at the heart of the city although it is set back behind private gardens and opposite the green of The Level. With elegant proportions and period features, this beautiful four bedroom home has a self-contained one bedroom apartment on the lower floor. Sensitively brought into the 21st century, the main house has a vaulted, circular kitchen diner at the back which opens into a spacious, sunny and private garden. A home studio and sun terrace at the far end are attached to a lock up, large enough for motorbikes and surf boards which opens into the quiet lane behind. Right in the heart of the city by The Level with its skate park, paddling pool and café, and just moments from a myriad of fashionable shops, cafes and restaurants to explore, you won't need a car, but just in case there are four allocated parking spots at a nominal cost: one for the house, one for the apartment and two visitor permits - almost unheard of in this fabulous location just ten minutes from the station and near to the beach. With popular schools including Brighton College nearby, the cinemas and theatres of the North Laine are easy to reach, so this wonderful house, designed in 1822 by A.H. Wilds, continues to be a comfortable home for all the right reasons, and bear in mind that the impressive properties of Hanover Crescent are not often on the market.

in brief...

Style: Grade II Regency house with 1 bedroom self-contained apartment

MAIN HOUSE

Bedrooms: 3/4

Living rooms: 2/3

Outside: South garden, home office with sun terrace

Parking: 2 spaces for house, 2 for flat

Location: Hanover

Sq ft 3067 sq ft





Why you'll like it:

Built to impress in 1822, Hanover Crescent remains one of Brighton's most sought after addresses. At the premier, southern end of the garden crescent, this refined home is the centre piece of a group of three and, privately set back behind a front garden, the facade is quintessentially Georgian with Corinthian pilasters, a decorated pediment and delicately wrought balconies at the front, whilst the back garden is angled to catch the sun all day. A traditional tiled path is an introduction to the high standard of the restoration work done to return this home to its former glory and broad steps lead to the smart front door with a fan light which opens into an inviting, hushed hallway with a restrained white and grey colour scheme.



The Reception and Dining Room

Sunshine streams through this elegant room, which stretches through the depth of the main building and has the airy proportions enjoyed in the Regency period. Two graceful, floor to ceiling windows sweep up to a beautiful wrought iron balcony with views across to the manicured, communal grounds at the front, whilst the far southern wall is also almost entirely glass, the leaded windows bringing coloured light into the dining area. Stylish, traditional shelving lines the room between handsome marble fireplaces, one of which now houses a real flame effect gas fire, so light and airy in the summer, the space transforms into a warm and welcoming haven in winter.



The Kitchen/Diner

With a sociable flow, the kitchen can be reached from the dining room or the hallway. Beautifully designed, hand-made oak units and gleaming granite work surfaces guide you through into the magnificent circular conservatory with plenty of room for informal entertaining. Made of sturdy Polish oak, sensors automatically close the windows in the vaulted roof if it rains, and the inter pane blinds for shade are controlled remotely. The racing green Aga is gas and is backed up in the summer by a sleek electric hob and oven, the dishwasher is integrated and there is plumbing for an ice dispensing fridge freezer. With remarkable sensitivity, the expert design of this room has carefully incorporated a stain glass window, hand painted by T. Cox of Southampton Row, and three discrete levels of lighting allow you to choose your mood.



A sunny garden with a terracotta patio. In the center, there is a built-in white BBQ with a dark arched opening. To the left, a raised wooden terrace with a glass railing is visible. The garden is surrounded by lush greenery, including a large tree on the left and a dense hedge on the right. Several potted plants are placed around the patio. In the foreground, a curved brick wall is visible.

The Garden, Sun Terrace, Home Office and Lock Up

Sunny and spacious, the garden is paved in terracotta and the built in bbq also has a Mediterranean look. Private and quiet, it is ideal for al fresco dining and lighting is in place for supper parties. Running along the back of the garden, a terrace is raised for the evening sun and is large enough for a bistro table and chairs, and leads to a home office with a front wall of glass looking over the garden and opening to the scent of the apple tree by it. So light that it was once an artist's studio - and there is also a central sky light, this space has power and water and is well insulated. In the far wall the door leads to a lock up large enough for bikes and boards with a garage door to the quiet lane behind.





The Master Bedroom and Guest Room

With restful proportions, the romantic master bedroom spans the whole of the width of this substantial building. All about relaxing, three, graceful floor to ceiling windows open to Juliette balconies where you can enjoy restful, leafy views at the front, which also makes the room very private of course. This space is so special, the current owners prefer to share this space with friends as a second living room. A reflective parquet floor and high ceiling add to the calm feel and a stately white marble fireplace reminds you that this has been a wonderful home for almost two hundred years.



The Family Bathroom

At the top of wide stairs with an intricately carved mahogany rail, the spacious family bathroom is light and airy and large enough for a roll top baignoire and a separate shower with a dual headed system, both in a traditional style in keeping with the age of the house. The attention to detail extends even to the stained glass window opposite the stained glass door opening into the room and the stone lining the walls has fossils within it. To the left there are large cupboards, one of which conceals plumbing for utility machines, which is a sensible place for them within a busy home.





The 2 Bedrooms on the Top Floor and Shower Room

En route to the top, the glamorous shower room has natural light, with a window frosted for privacy. The large walk in shower has stylish St. James fittings and a dual head system. Twin circular sinks rest on smooth stone and storage, and a heated rail for towels is close to hand.

With all the charm of a Georgian original, the two top bedrooms are part of a later addition. The current owners use the front as their master bedroom. Both have marble fireplaces and sweeping views.

Bear in mind:

Rarely on the market, this exceptional Regency home has an exacting standard of finish inside, and outside is a beautifully landscaped garden, home office and parking.



Owner's secret:

"Brighton is famous both for its beach lifestyle and culture, which are right on the doorstep and we have had easy access to some of the best schools in the country. There is a sense of community in the Crescent and we have always felt safe and inside, we have loved the light and proportions of all of the rooms"

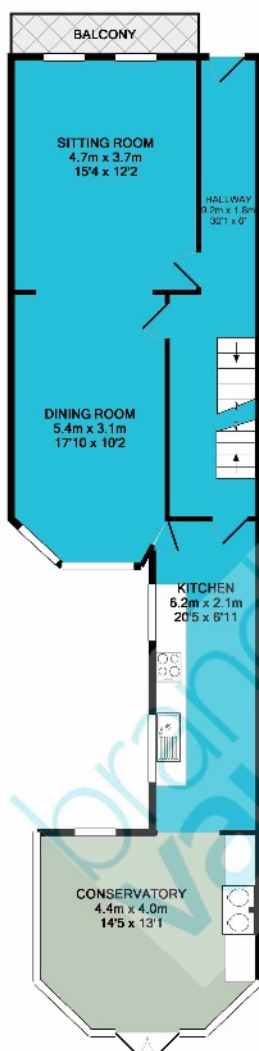


The One Bedroom Apartment

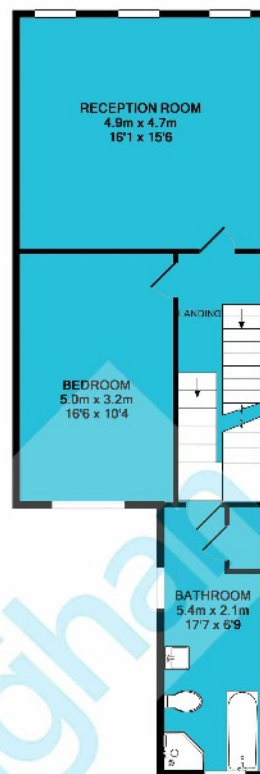
With its own private entrance this sophisticated one bedroom apartment was built in an age reliant on natural light and has plenty of it. The spacious double bedroom is at the front and a sophisticated open plan living room with a contemporary kitchen leads to its own private patio. A chic bathroom is at the back and there is also a separate utility room, so this is ideal accommodation for family members, a nanny, or other staff. It could also provide security for the main house and an income if you travel.



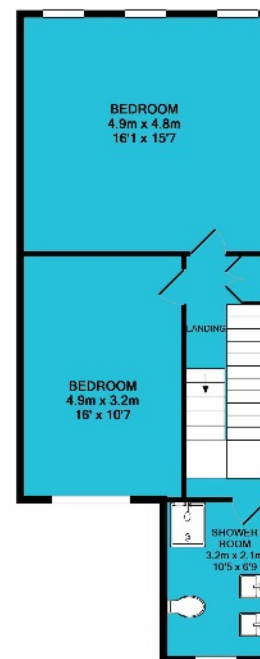
BASEMENT LEVEL
APPROX. FLOOR
AREA 51.0 SQ.M.
(549 SQ.FT.)



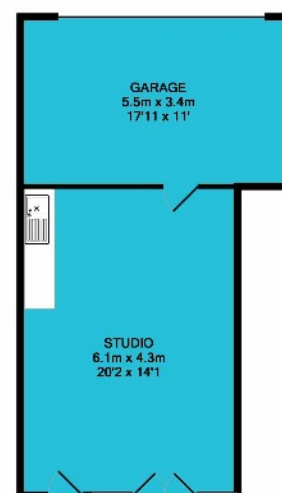
GROUND FLOOR
APPROX. FLOOR
AREA 76.7 SQ.M.
(829 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.0 SQ.M.
(634 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 53.7 SQ.M.
(578 SQ.FT.)



OUTBUILDING
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)

TOTAL APPROX. FLOOR AREA 284.0 SQ.M. (3087 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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where it is

Shops: Lewes Road 1 minute.

Train Station: Brighton mainline is a 10 minute walk.

Seafront or Park: Park is opposite, seafront 6 minute cycle

Closest Schools: Primary: St Bartholomews, Elm Grove

Secondary: Varndean or Dorothy Stringer

Private : Brighton College, Brighton and Hove High, The Steiner School, Roedean, Lancing

This exceptional home is in an exclusive Crescent right at the centre of the city with parking, a south facing garden, home office and lock up. Opposite the green of The Level with its leisure facilities, the North Laine, with its fashionable café culture, shops, bars and restaurants is only minutes away and cinemas and theatres are all nearby. Popular state schools as well as Brighton College, Brighton and Hove High, The Steiner and Roedean are within easy reach as are the hospitals, law courts and Amex. For those who love the great outdoors, the beach, Marina and South Downs National Park are readily accessible and for those needing to commute, Brighton Station is a ten minute walk and has excellent links to Gatwick and London, and the A23 is close.



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