



the duplex
sussex square, bn2
£1,250,000

brandvaughan
exceptionalhomes



the duplex

seaside romance

Glorious sea views and a luxury lifestyle await in this visionary three bedroom apartment within a Grade 1 listed Regency mansion overlooking the exclusive garden enclosures of Sussex Square, which remains one of the most sought after addresses in the city. Thomas Read Kemp, the creator of Kemp Town lived in this building due to its unrivalled vista across the garden enclosures to the English Channel and number 22 has recently been converted into elegant apartments with impeccable interiors by Beaufort House, renowned for their expertise in creating fine residences within buildings of significant heritage. Known as 'Belgravia by the sea' there are chic local shops and cafés, you can walk to the Marina's restaurants, health club and cinemas, and the Lanes are a 5 minute cab ride, so you can leave your car in the garage, which is a rare find in this historical location.



why you'll like it...

- Style: internal lift, offering direct access into 2nd floor apartment within this regency mansion
- Bedrooms: 3 double
- Living rooms: 1 spacious
- Area: 1730 sq ft
- Parking: garage
- Location: kemp town
- Outside: access to sussex square enclosures

why you'll like it...

Within the neo Palladian palace façade which forms the south facing terrace of the Square, the expert transformation extends even to the entrance of this grand house, which has shallow stone steps with additional level access to the grand front door with pilasters to each side. Inside, a hushed hallway introduces you to the flawless blend of old and new: the generous dimensions of the Regency period have been retained although the decoration is contemporary and the tall, broad doors are now in smooth, dark wood, one of which opens into a special lift, which sweeps you up and into the heart of your own apartment. Very impressive.

the drawing room and kitchen

Of perfect proportion, sunshine and sea views pour into this magnificent L shaped room, changing with the seasons as the trees of the garden enclosures below lose their leaves. Three stately windows almost reach the ceiling which is beautifully high above your head. Tradition is given a contemporary tweak with broad floorboards of oak underfoot and the fireplace is a classic marble, but has clean contemporary lines with the marble especially cut in such a way to accentuate them, such is the exacting attention to detail. Spanning an elegant 9.7m by 7m, there is plenty of space to relax or to entertain and the glamorous kitchen is tucked away in its own area, so although social, it doesn't dominate the whole room. Streamlined, textured units are topped by smooth, sand coloured stone and conceal sophisticated storage. All of the integrated appliances are high spec Siemens and include a five ring touch induction hob, two ovens thoughtfully at eye level, a dishwasher and an ice dispensing fridge, so all you need to do is to start the party....

the private lift, guest cloakroom and utility room



The lift opens into a spacious lobby where tall dark doors stretch right up to the ceiling, and by the lift is a deep cupboard for coats, bags and even buggies. A statuesque door separates the peaceful bedrooms at the back of the building from the oak and glass staircase to the drawing room and opens to reveal a passageway lined with windows. To the left is a guest cloakroom lined with silver grey faux snakeskin. Next door, the expert attention to detail continues even in the utility room, which has plumbing for two machines and plenty of extra white units with grey stone counter tops.

With views over the roof tops of Kemp Town to the surrounding countryside, the guest bedroom is generous in size and has both fitted wardrobes and designer paper. The chic en suite shower room has a shower at each end of the bath, a heated rail for towels and mirrored storage above the hand basin. Next door, looking over the central light well, the second double bedroom has restful proportions and would also make a peaceful study which is ready to move into.

the master suite

Relax in style in this fabulous bedroom suite which is both quiet and private as it looks over gardens to the lower houses behind. At 14.1m by 3.7m, there is all the space you could wish for and there's also a wall of mirrored wardrobes with built in shelves and drawers waiting for you. The spacious en suite bathroom would not look out of place in a glossy magazine as the double ended bath has a shower above it at one end and a t.v. at the other. The large walk in shower has a drench head and is wet room in style with spectacular slabs of stone lining the wall, and the deft design continues in the heated rail, bidet and mirrored storage.

the garage

Discreetly around the corner, the double garage is shared by one other, but you each have your own secure door.



The Master Bedroom, Dressing Room and Bathroom

With windows so deep you can watch the boats returning to safe harbour even from bed, the master bedroom has refined proportions, a period fireplace tiled in the colours of the sea and fitted wardrobes. Next door, a dressing room is all that you could wish for with plenty of space for even more wardrobes and a dressing table, and with open views across the English Channel, the Nina Campbell wall paper is a reminder to open the windows and enjoy the scents and birdsong of the gardens beneath you.

Across the hallway, you can bathe in glory in a vaulted bathroom with Heritage and Burlington fittings and there are both a shower attachment and rainfall shower above the bath. Chic storage is beneath the hand basin and the w.c is discreetly tucked away.

The Two Bedroom "Annexe"

Privately tucked away beyond glass doors, these two rooms along the west wing feel very private. Flexible of use, the first room is currently used as a guest bedroom with restful proportions and glorious sea views to relax with, and at the far end, running along the full depth of this wing, the peaceful third bedroom has a bright en suite shower room and is currently used as a study with a fascinating, ever changing vista which sweeps from the Rottingdean Windmill and cliffs of Peacehaven over the Marina and both of Brighton's Piers right across to the bay of Worthing.



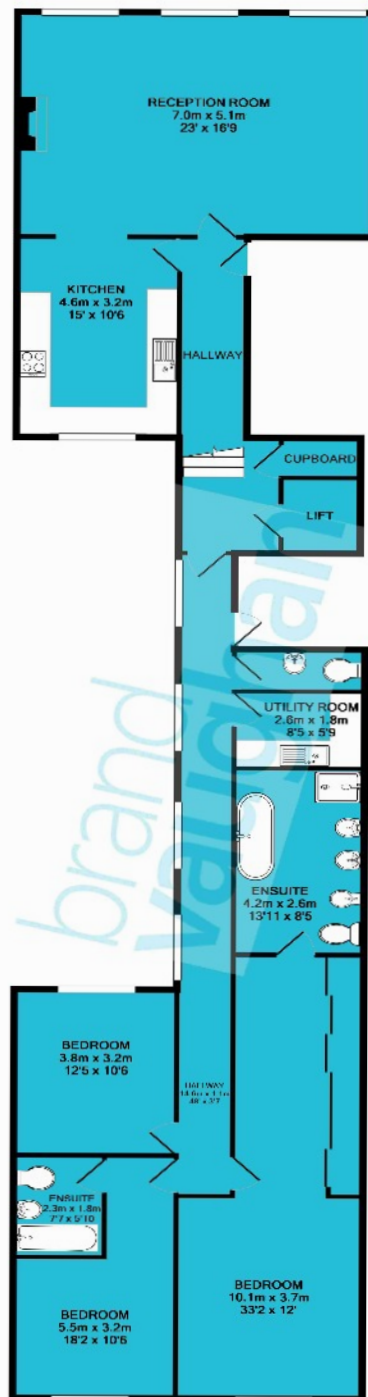
owners **secret**

"It has been a pleasure to enjoy the graceful proportions of this historical building with all the convenience of 21st century technology."

bear **in mind**

You have the best of all worlds as the Downs and the beach are nearby and local shops, cafes and bistro pubs serve your every immediate need.





TOTAL APPROX. FLOOR AREA 160.7 SQ.M. (1730 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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where it is

- Shops:** Local 2 minute walk, The Lanes a 5 minute cab ride
- Train Station:** Brighton Station about 15 minutes on the bus
- Seafront or Park:** The beach is 5 minutes through the tunnel from the acres of garden opposite
- Closest Schools:**
- | | |
|------------|--|
| Primary: | St Marks |
| Secondary: | Varndean, Dorothy Stringer |
| Private: | Brighton College, The Steiner School, Brighton and Hove High |

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade I listed home. This beautiful Regency terrace is by the beach and is just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good primary schools including St Luke's Primary and the award winning Brighton College. The Marina is a short stroll with a myriad of restaurants to choose from as well as cinemas and a health club. The law courts and Amex are within walking distance as is Queen's Park which has tennis courts, a playground and cafe and the Downs and 72 par golf course are just a short walk away. It is also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London and for those who need to commute by car, there's a garage and the A23 and A27 are both readily accessible.



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