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regency **crescent**

park **crescent**

£1,750,000

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regency crescent

Exceptionally elegant this six bedroom regency home is full of sunshine and opens into a private south facing garden with a swimming pool and a gate to the beautiful park of three and a half acres backing on to the crescent, used only by the residents. Right in the heart of the city overlooking the Level with its skate park, paddling pool and café and just moments from a myriad of shops, cafes and restaurants you won't need a car, but just in case there is a secure car port – 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 Laines are easy to reach, so this Grade II listed home designed in 1829 by A.H. Wilds continues to be a wonderful home for all the right reasons. Bear in mind that it is very rare for these houses to come onto the market.

in brief...

Style:	Grade II regency house, end of crescent
Bedrooms:	6 double
Living rooms:	3 spacious
Area:	3,083 sq ft
Outside:	South facing garden with swimming pool and 3.5 acre Park Crescent enclosures
Parking:	Off-street parking for 2 cars
Location:	Park Crescent, Central Brighton





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Why you'll like it:

The first of the homes within this magnificent listed Crescent, the garden most unusually wraps along two sides of the house and is orientated to the south east and south west to catch the sun all day. Inside, this remarkable home balances grand entertaining with comfortable bedrooms and period charm with sensitive modernity, so you can move straight in. As the show piece of the terrace, this beautiful building has striking architectural detail including bay walls and a tower. The impressive front door opens into a broad hallway with polished floorboards underfoot, a wide entrance hall with views of the gardens through the drawing room ahead.



The Drawing Room and Guest Suite

Sunshine streams through this glorious room which runs along the whole of the south side of the building and continues into the south west tower, so you have garden views all around, plenty of room for entertaining and sunlight all day. Elegant bookshelves are already in place for you and broad windows reach up to a high ceiling decorated with delicate friezes. In the summer, you can open the French doors to the scents of the garden and an intricately wrought balcony entwined with wisteria whilst in the winter, the room transforms into a welcoming haven when you light the big open fire.

Returning to the entrance hall, the guest suite has a private passageway lined with discreet cupboards. The spacious bathroom has designer paper and a traditional white suite, although the heated towel rail is very 21st Century, and next door, the first of the double bedrooms has elegant proportions and three windows in the bay shaped wall with open views across the garden to glimpses of the Level and the thriving city.

The Family Kitchen Diner

At the foot of the stairs, double doors sweep open into a kitchen diner awash with light and full of character. Opening to the garden, this large room has an open fire within a carved marble mantle by the dining area and the kitchen is skilfully organised with a central island for the preparation of food which has a black slate sink at one end and a multi fuel Falcon Range at the other, which could stay subject to circumstance and negotiation. Subtle grey units are topped by marble and the "clearing" area is discreetly organised along one run where brass wall taps set in marble evoke the age of the building whilst the plumbing in place for a dishwasher is a luxurious modern touch that Wilds would have approved of.





The South Facing Garden and Park

Outside, the sunny garden is paved for easy al fresco dining and making the most of its corner plot, the pool is nicely to one side. The garden is lower than the street, making it a private and sheltered sun trap. It is surrounded by raised beds, imaginatively planted with herbs, flowers and shrubs. Steps lead up to a path to the car port and to steps down past the pool house, which has an eco-friendly sand filter. In the back wall is the gate to the delightful walled park, which is ideal for children or furry friends.





The Master Bedroom and En Suite Bathroom

Unique views over the charming garden and exclusive parkland fill the room and will make you feel a million miles from the stresses of the city. Spanning an impressive 5.3 x 4.8m, the serene master bedroom has refined proportions and the luxury bathroom is big enough for both a regency style claw footed bath and a separate walk in shower with a rain fall head in a traditional style.



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The Bedrooms and Shower Room

With three large windows in the curving south west bay of the building, the restful third bedroom has a high ceiling and open views. Next door a shower room is simply but stylishly decorated and is shared by the fourth double bedroom, which is also on the south west side of this substantial building and has fitted wardrobes already in place for you.

Stairs lead you up to the turret bedroom at the top of the house which is bright and sunny, and with a high ceiling, arched windows and fitted wardrobes it is all ready to move into.



The Study and Rest Room

Built in an age reliant on natural light, the lower floor is light and airy and has under floor heating throughout. It begins with an atmospheric hall lined with stylish storage and which leads to a utility area, a door to the steps up to the car port and street and at the far end, a shower room which is ideal for those who have been swimming as it has a water hardy stone floor and a heated towel rail. Tucked away to one side, the quiet study is ideal for someone who works from home or, as it leads to a private double bedroom/rest room, these rooms would be ideal for a nanny or other staff, particularly given the separate access from the road.

Bear in mind:

The Regency homes on this prestigious Crescent backing onto a walled park do not come on to the market very often and this one has an unusually large garden and secure parking.



Owner's secret:

"Brighton is famous both for its beach lifestyle and culture, which are right on the doorstep. The Lanes are full of Georgian character- and designer shops and great restaurants, and are just minutes away and we have easy access to some of the best schools in the country."





where it is

Shops: London Road shops are a 2 minute walk and you're within easy reach of the North Laines

Train Station: Brighton mainline is a 10 minute walk

Seafront or Park: You have access to the historic Park Crescent enclosures and easy access to The Level, the sea front is a 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 a sought after Crescent right at the centre of the City but with parking, a south facing garden and use of an exclusive park. Opposite the green of The Level with its leisure facilities, the North Laines, with a fashionable mix of boutiques, cafes, bars and restaurants are only minutes away and the beach, cinemas and theatres are all nearby. For those needing to travel further afield, Brighton Station is a ten minute walk and has excellent links to Gatwick and London. proximity to the Marina, Station and A 23/27 make this unique detached home a viable proposition for those needing regular links to the airports or London on a regular or weekly basis.



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