



abundant grace

marine parade

£1,750,000

brandvaughan  
exceptionalhomes



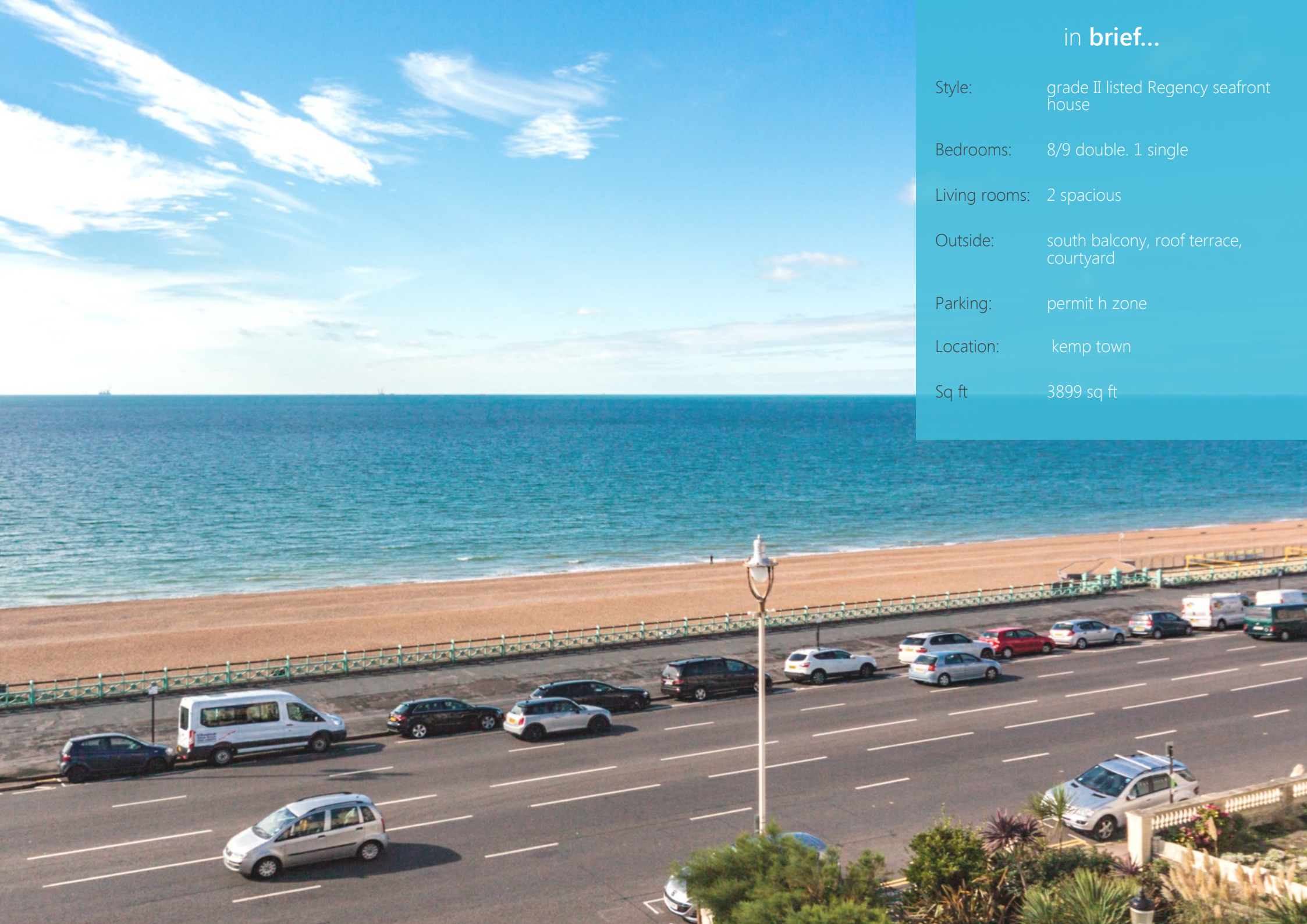




## the property

Big, beautiful and by the beach, this elegant Grade II listed house gives a unique opportunity for those who want to create the home of their dreams, and will interest investors as there's currently 9/10 bedrooms and 6 bathrooms over five floors. The wrought iron balcony faces the sea whilst at the back, there's a spacious courtyard and a private roof terrace to enjoy. We're told that the electrics and plumbing were done in 2011 and the roof and fibreglass balcony roof were seen to about two years ago. The location couldn't be better between the sought after Kemp Town Village with its laid back café culture and the cosmopolitan Marina which has restaurants, a health club, cinemas and a supermarket. The Georgian Lanes and cultural heart of the city are also within walking distance although there are buses to the city centre and station for rainy days. Families will like its proximity to parks and a choice of good schools, including the award winning Brighton College, and investors will appreciate being near to the hospitals, Amex and law courts, too.





## in brief...

Style: grade II listed Regency seafront house

Bedrooms: 8/9 double, 1 single

Living rooms: 2 spacious

Outside: south balcony, roof terrace, courtyard

Parking: permit h zone

Location: kemp town

Sq ft 3899 sq ft





## why you'll like it

Designed to focus on the sun and the sea and to balance comfortable family rooms with impressive entertaining areas, you step up to a grand front door which gives you an indication of the scale of this fabulous house and the magnificent lion headed knocker introduces you to the high quality of period features to be found inside, many of which came from Fawns Manor in Bedford.









## the dining room, kitchen diner and store

Bright and cheerful with glorious views of the sea through the south facing windows, there's plenty of space to play with. Rare to find, there's also a slender window in the west wall with wide ranging views over the pier to the bay of Worthing, so you can enjoy the sunsets. The handsome black stone fireplace was brought from the Sherborn family seat and high above your head, an intricate egg and dart frieze remains as do the wooden shutters along the windows, which make the house safe when you are away. Behind you, a broad door keeps your options open and reveals a big family friendly kitchen with room for a table where the children - or your partner- can join you as you create the incentive to finish the home work. Contemporary, blonde units are topped by pale stone, keeping the room light in feel, and the multi fuel Smeg range could stay, subject to circumstance and negotiation. Two levels of lighting enable you to choose your mood and if you enjoy entertaining, there's space for both a tall and an under counter fridge.

At the back of the hallway, a store room is lined by windows and has a fitted cupboard and a guest cloakroom with natural light.





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## the reading room and roof terrace

At the top of the stairs, the reading room is light and airy and opens to a surprisingly spacious roof terrace which is quite sheltered and large enough for stylish entertaining with lighting in place. It has an interesting glimpse of Belgrave Place to the west.





## the reception and study/bed

The crowning glory of this beautiful Regency house, the reception spans the full width of the building and opens to the intricately wrought, south facing iron balcony. With views sweeping over open water, you can also enjoy the glittering Pier and with the sun setting over the Bay of Worthing, you're reminded why people love to live in this historic coastal resort. As the front windows stretch from the original floral frieze to the floor, you can also enjoy the vista whilst seated and there's another window to the west, framing Palace Pier. Original shutters and a magnificent, carved marble fireplace add period elegance. In the central wall, the doorway, although currently blocked, remains should you wish to amalgamate the peaceful study, which has generous proportions of its own, into the room. It may be of interest to note that the study has been a bedroom and also a kitchen, and we are told that the current owner believes that all the services e.g the waste are still in place.

On the first floor landing, the guest shower room is decorated in the colours of the sea and has natural light.











## the second floor - 3 beds, 2 baths

The second floor has a double bedroom with an en suite bathroom, with shower above the bath at the back. What was the master suite has a bathroom, also with a shower above the bath and a stud wall partitions the two double rooms at the front, each with wonderful views of the English Channel and made quiet by secondary glazing.

## the top floor - 4 beds, 2 baths

Up on the top floor, the broad landing has a 17th Century Jacobean cupboard from Fawn Manor, a shower room and a bathroom with a shower above the bath. At the back, there's a single bedroom as well as a double with characterful views. The two more double rooms at the front have those inspiring sea views and like the front bedrooms on the second floor have secondary glazing. The attic can be accessed from the landing and has a velux window in place.

## the lower ground floor - 2 beds, 2 baths, utility, courtyard

This house just keeps on giving with a lower ground floor with its own access to the street as well as the staircase from the house. There are two double bedrooms on this floor, each with en suite shower rooms and the room at the back has French doors out to the courtyard. Running along the side of the spacious courtyard, the utility room has plenty of storage, plumbing for three machines and access to the court and there's even a wine cellar at the foot of the stairs.









## Bear in mind:

It is rare to find an entire Regency house for sale on the seafront.



## Owner's secret:

"This has been a very happy home, full of joyful memories and adapting to our growing community and differing needs. We hope that you will enjoy it as much as we have."





## the courtyard

French doors open out to the courtyard. Running along the side of the spacious courtyard, the utility room has plenty of storage, plumbing for three machines and access to the court and there's even a wine cellar at the foot of the stairs.



where it is

**Shops:** Kemp Town Village 2 minutes, Marina 10 minute walk, Lanes about 15-20 to walk

**Train Station:** Brighton mainline 15 minutes by bus

**Seafront or Park:** The seafront is opposite and the park is about a 10 minute walk

**Closest Schools:** Primary: St Mark's

Secondary: Varndean/Dorothy Stringer

Private : Brighton College

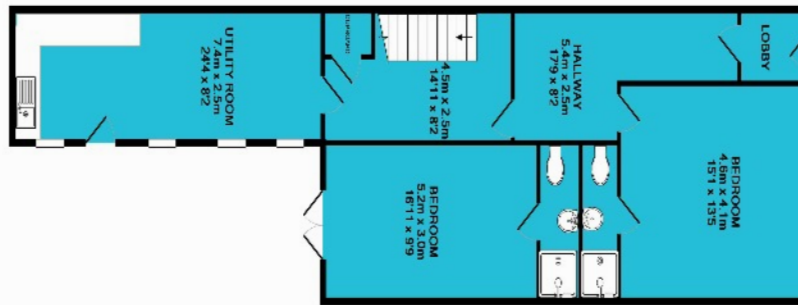
Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this seaside Grade II listed house. The beach is opposite and it's just a stroll to the bohemian Kemp Town Village and the cosmopolitan Marina which has restaurants, a health club and cinemas. The law courts and Amex are nearby as is Queen's Park which has tennis courts, a playground and cafe and the Downs are readily accessible. 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, the A23 and A27 are not far.



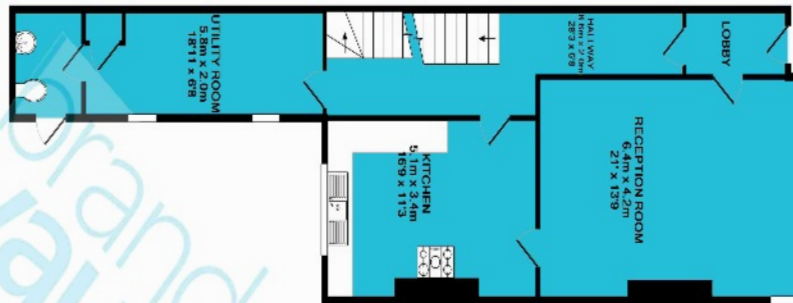
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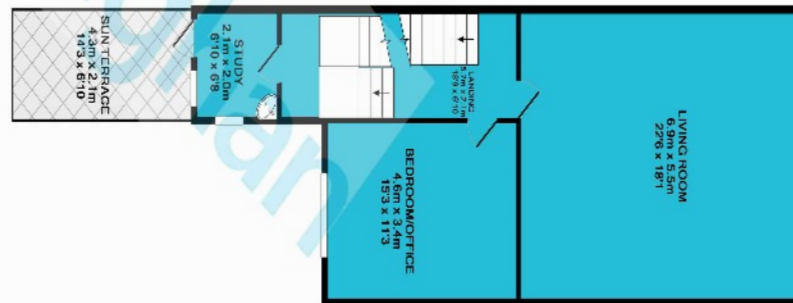
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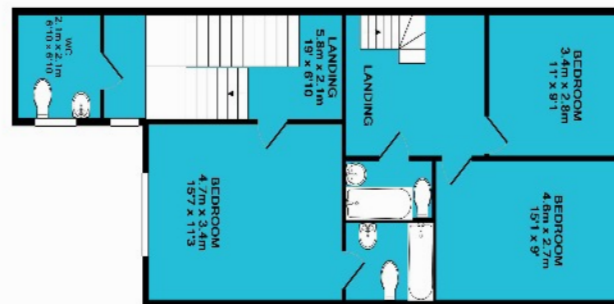
REAR GARDEN FIVE  
APPROX 50.5 SQ.M  
(1232 SQ.FT.)  
TOTAL AREA  
APPROX 194.7 SQ.M (4265 SQ.FT.)  
Mentioned in the contract. Not bound. Unintentional errors only.  
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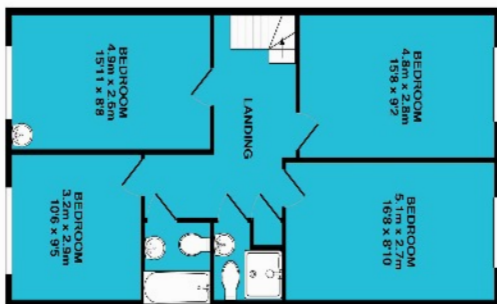
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