



regency **luxury**

arundel terrace

price - £2,750,000

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## the property

Believed to have been built around 1828, this unique and luxurious Regency home and income dwelling is located directly opposite Brighton's beautiful seafront and boasts spectacular sea views.

Offering more than a home, this truly one of a kind property benefits from not only the main house itself but a self-contained two bedroom, two bathroom apartment below and two one bedroom apartments to the rear, all included within the freehold and accessed via Arundel Place, making them ideal rental apartments and offering the unique opportunity to generate an income.





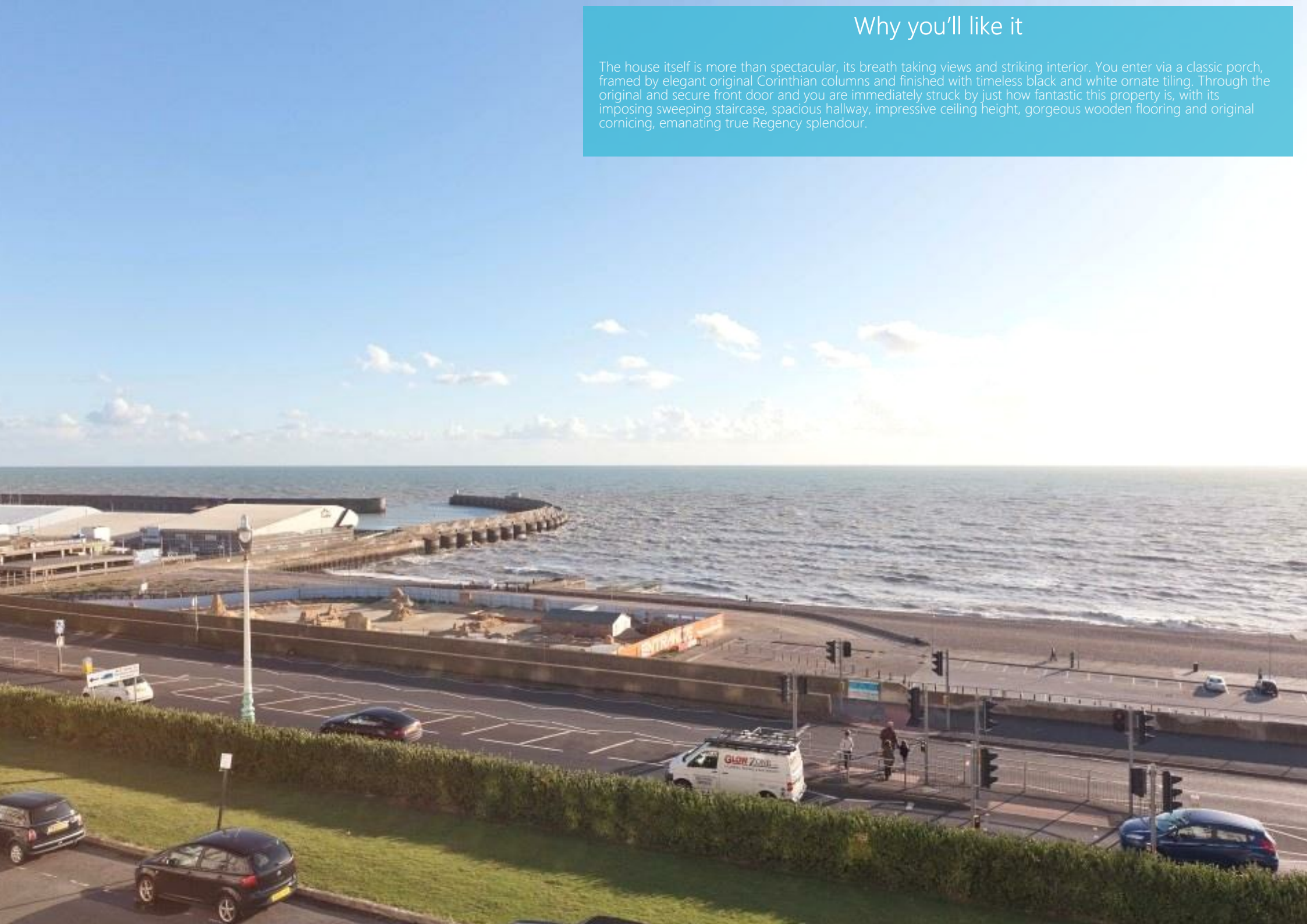
## in brief...

Style:	regency style house with three separate self contained apartments
Bedrooms:	5 doubles
Living rooms:	3 reception rooms
Outside:	three outside spaces, spectacular sea views and access to the kemp town enclosures
Parking:	h zone parking
Location:	kemp town
Sq ft	5,044 sq ft



## Why you'll like it

The house itself is more than spectacular, its breath taking views and striking interior. You enter via a classic porch, framed by elegant original Corinthian columns and finished with timeless black and white ornate tiling. Through the original and secure front door and you are immediately struck by just how fantastic this property is, with its imposing sweeping staircase, spacious hallway, impressive ceiling height, gorgeous wooden flooring and original cornicing, emanating true Regency splendour.







## the living room

The living room and study can be found to your right, a decadent yet functional space spreading over two expansive areas with exceptionally high ceilings and two generous windows with views out to the famed Brighton promenade, finished perfectly by the impressive and decorative wooden fire surround and working fireplace. To the rear, the unique study offers a wealth of wooden shelving and storage, as well as a continuation of the wooden floorboards and gun metal grey walls.

Further along the wood panelled hall you will find the wet room, emanating a spa like feel, with gorgeous marble tiling as well as a useful WC and sink. The valuable utility room and peaceful television room complete this floor, snuck away towards the rear allowing for the ideal place to escape from the world

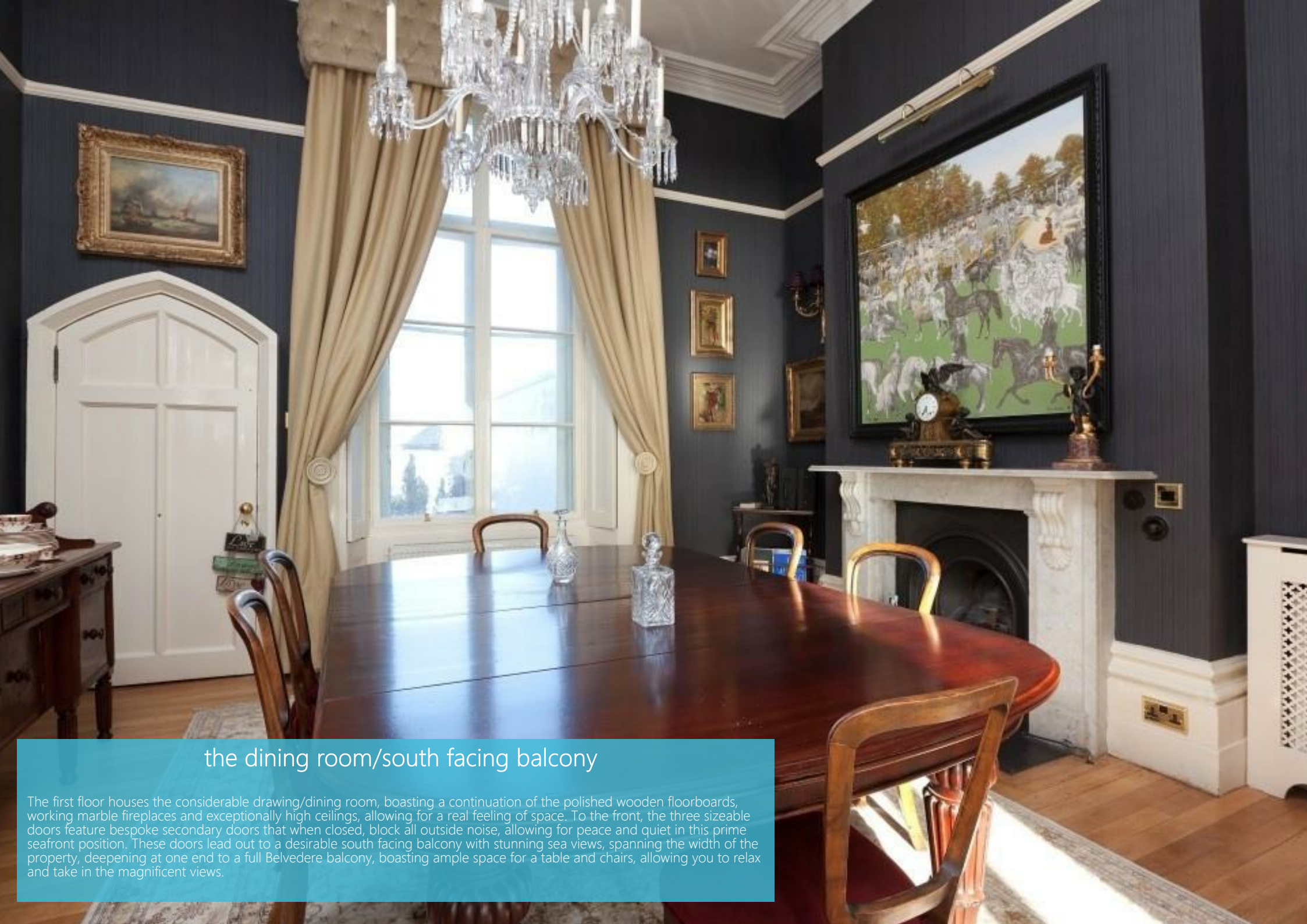




## the kitchen/kitchen diner

From the hallway, ascend the wide staircase to the half landing, offering access via large double doors to the impressive kitchen with a beautiful and timeless décor, finished in red tiling and rich wooden panelling. This room offers an abundance of cupboard space, a stretch of granite work surfaces, a sizeable butler sink and a suitably generous Range Master cooker, as well as access out to an extremely sizeable roof terrace, making this space ideal for entertaining guests or al fresco dining.





## the dining room/south facing balcony

The first floor houses the considerable drawing/dining room, boasting a continuation of the polished wooden floorboards, working marble fireplaces and exceptionally high ceilings, allowing for a real feeling of space. To the front, the three sizeable doors feature bespoke secondary doors that when closed, block all outside noise, allowing for peace and quiet in this prime seafront position. These doors lead out to a desirable south facing balcony with stunning sea views, spanning the width of the property, deepening at one end to a full Belvedere balcony, boasting ample space for a table and chairs, allowing you to relax and take in the magnificent views.





## the master bedroom/double bedroom/dressing room

A lovely and large double bedroom can be found on the half landing between the first and second floors. This room features bespoke built in wardrobes and would make the ideal guest bedroom. The second floor belongs to the imposing master suite with the master bedroom located towards the front of the floor, contributing three large sash windows with striking sea views. Emanating a warm and comfortable feel, this room is finished in wood panelling and offers an abundance of space.

Next door is the much desired dressing room, entered via a curved door, a typical architectural style of the era. This generous room is framed by bespoke fitted wardrobes, beautifully finished with steps leading to the most luxurious and decadent en-suite with a stretch of gorgeous marble tiling, a spacious wet area, a large bath, twin sinks set into marble and bespoke storage throughout.









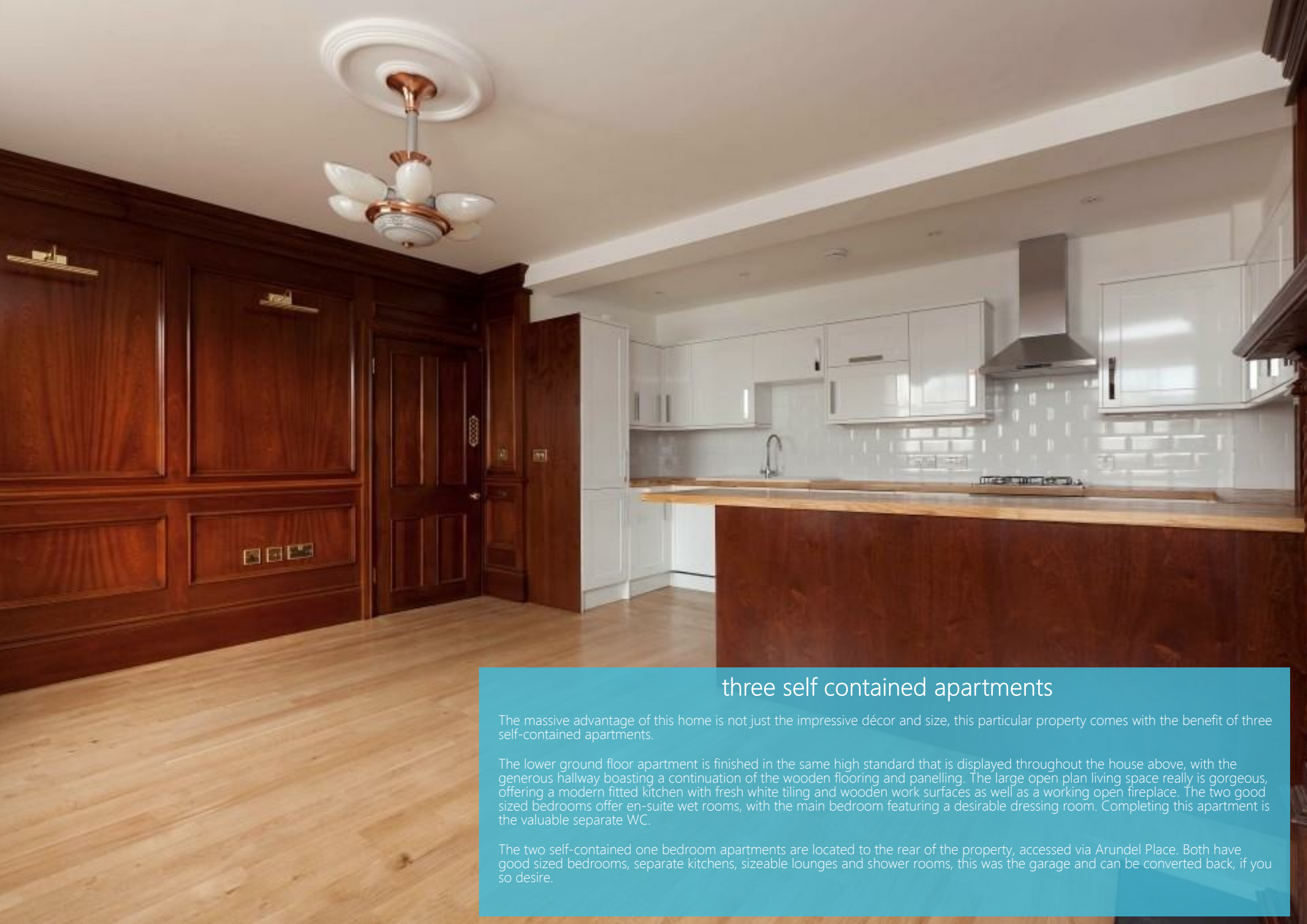
### third floor bedrooms

Continuing up the stairs, which is laid with handmade carpet throughout, and you enter the third and final floor, housing the remaining three bedrooms. All three bedrooms are good sized doubles, boasting handmade bespoke wardrobes and a beautiful décor, with two of the bedrooms offering direct sea views. Completing this impressive home is the family bathroom, again wonderfully generous in size and finished in marble with a large wet room, a sizeable bath sunken into the marble and two freestanding sinks.









## three self contained apartments

The massive advantage of this home is not just the impressive décor and size, this particular property comes with the benefit of three self-contained apartments.

The lower ground floor apartment is finished in the same high standard that is displayed throughout the house above, with the generous hallway boasting a continuation of the wooden flooring and panelling. The large open plan living space really is gorgeous, offering a modern fitted kitchen with fresh white tiling and wooden work surfaces as well as a working open fireplace. The two good sized bedrooms offer en-suite wet rooms, with the main bedroom featuring a desirable dressing room. Completing this apartment is the valuable separate WC.

The two self-contained one bedroom apartments are located to the rear of the property, accessed via Arundel Place. Both have good sized bedrooms, separate kitchens, sizeable lounges and shower rooms, this was the garage and can be converted back, if you so desire.







## Bear in mind:

this is a unique opportunity to live in luxury while earning a healthy income at the same time.



## Owner's secret:

"Surrounded by trees and birdsong, we have enjoyed coming home "I have loved the quality of light in the apartment and have never tired of entertaining friends here, its just a bonus that we also make an income"





## the enclosures

"Kemp Town Enclosures is a communal garden, owned collectively by the freeholders of the 100 houses that make up the Kemp Town Estate. Developed in the 1820's by Thomas Kemp, the Estate consists of Sussex Square, Lewes Crescent, Chichester Terrace and Arundel Terrace

Kemp Town gardens form 6 hectares of enclosed gardens in the Kemp Town Estate which is situated on the east side of Brighton, now directly adjacent on the west side of the Brighton Marina and the Undercliffe Walk. The site slopes steeply southwards from the northern end of the gardens to the sea front, the top of Sussex Square which forms the northern, highest part of the gardens, being nearly 40 metres above sea level and 400 metres from the mean high water level"



where it is

**Shops:** Local 2 min walk, The Lanes a 5 min cab ride

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

**Seafront or Park:** The beach is under 5 minutes through the tunnel from the adjacent garden

**Closest Schools:** Primary: St Lukes, St Marks

Secondary: Varndean or 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 Grade I listed home. This beautiful Regency terrace is by the beach and has use of manicured garden enclosures 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 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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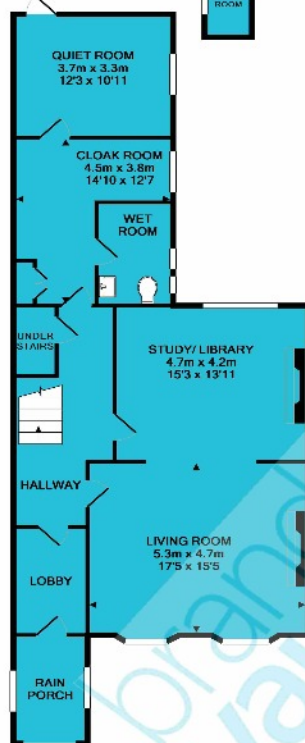
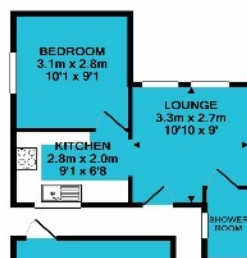
call: 01273 683111

110 St Georges Road, Brighton, BN2 1EA



BASEMENT LEVEL

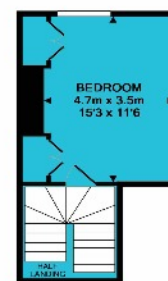
TOTAL APPROX. FLOOR AREA 168.6 SQ M. (504.1 SQ FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Vectorworks 4.20.17



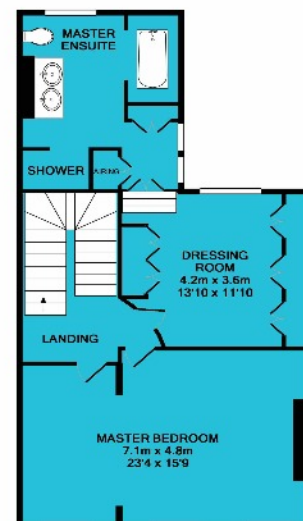
GROUND FLOOR



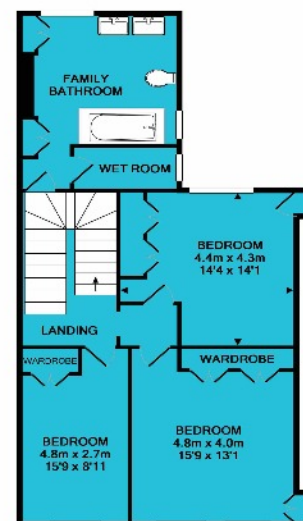
1ST FLOOR



1ST/2ND MEZZANINE



2ND FLOOR



3RD FLOOR