



victorian grace

clifton terrace

£1,750,000-£1,850,000

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the property

Clifton Terrace is a jewel in Brighton's crown, south facing, with exclusive use of manicured gardens and within walking distance of the sea, the station and fashionable shopping districts. Gracefully proportioned and full of sunshine, this Grade II listed five- bedroom home within it has been sensitively brought into the 21st century whilst retaining beautiful period detail and now provides bright and sociable rooms ideal for a contemporary lifestyle. There's a south facing courtyard at the front, and at the back, there's a conservatory used as an art studio with access to stylish patios on two levels. This quiet house has wonderful open views over the large garden enclosures and at the top, of the sea. Families will like its proximity to good schools and parks, socialites and weekenders will enjoy being close to the theatres and relaxed café culture of the Georgian Lanes, and investors and commuters will approve of the 9- minute walk to the station and local access to buses which journey through Brighton and Hove, along the coast and to the





in brief...

Style:	Grade II terraced house, victorian style 1846
Bedrooms:	5
Living rooms:	3
Outside:	south garden, 2 patios, garden enclosures
Parking:	permit Y zone
Location:	clifton hill conservation area
Sq ft	2,054 sq ft

Why you'll like it

This magnificent house is opposite the beautiful gardens for use of the residents and rises over four storeys with a broad south facing bay window on the ground floor shaded by a glass, semi-circular "curtain". Set privately back from the street, you step up through a scented front garden, with a sheltered sunny courtyard on the lower level, so by the time you reach the smart front door - secured by video entry- both head and heart will probably have fallen for this architectural gem. Inside does not disappoint with a serene hallway with period features which is painted, like the rest of the house, in the subtle hues of Farrow and Ball. comfortable home.



the drawing room

Sunshine streams through this elegant room with the refined proportions of the Regency era. The broad, front bay window brings in views of the gardens, which change with the seasons to reveal glimpses of the sea in the winter, and if it were not for the pod of the i360 glinting in the distance, you'd forget that you're in the centre of a vibrant coastal resort. The room runs from front to back, and the broad sash in the far wall brings the pretty patio in, and both sets of windows have retained their original shutters, including a rare lifted box set. Smooth sanded floorboards are underfoot, and above your head, handmade plaster roses still adorn the ceiling. Traditional shelves and cupboards are built in on each side of two handsome marble fireplaces, the first of which now has a gas fire inset and in the dining area, the fireplace is open, so during winter you can feast with friends in firelight, with the lights dimmed and candles on the table.





the kitchen diner, guest room and shower

Built in an age reliant on natural light, this magnificent kitchen diner has plenty of it. With ample space to relax with family or friends, this sociable room opens to the sunny courtyard at the front, making al fresco dining easy. In the far wall, French doors open to a sheltered patio which becomes part of the house in the summer, and a gas fire within a period fireplace adds warmth as well as character. The timeless oak "Intoto" German kitchen has gleaming granite surfaces to each side of the Britannia Range, whilst the curved central island, with an inset sink, has a polished, Danish oak Spekva top. Family friendly, even more storage is available in cupboards and on shelves, some of which appear original to the house.

Quietly tucked away looking over the lower patio, the intimate guest room, currently used as a gym, could fit a four- foot bed, and conveniently next door is a discreet shower room.





the chic shower room, first floor landing

With stylish colonial shutters over the side window to safeguard your modesty, this spacious shower room is decorated in soothing, natural colours and has top of the range Catchpole and Rye fittings, in keeping with the age of the building.



the master bedroom

On the first floor, the master bedroom spans the full width of this generous house, so it's instantly restful. The ceiling, which has retained its original decorative frieze, is high, and the open views over the green and leafy exclusive gardens are relaxing. Designed for comfort, there is plenty of space for furniture, there's an intricately carved marble fireplace of unique design, and beautifully decorated, it's ready to move into.



the luxury bathroom

Skilfully designed to evoke the grandeur of the Regency period, you can bathe in glory in an Imperial, iron slipper bath which has a shower attachment in keeping with the period style. The large walk in shower has a rainfall head, again reminiscent of the age, and there's a traditional hand basin by the fireplace.



the third bedroom

Also on the first floor, this immaculate bedroom looks over the patios and neighbouring gardens, so it's not directly overlooked. Peaceful and spacious, there's an attractive period fireplace and the subtle tones of Farrow and Ball keep the room calm, but not bland.

the two second floor bedrooms

The delicate attention to detail continues in these delightful double bedrooms, both bright and of generous size. The quiet bedroom at the back looks over neighbouring gardens and has softly coloured décor and a bijou cupboard, whilst at the front, the fifth bedroom is irresistible, with a wall of wardrobes and spectacular views over the city to the sparkling, open water of the English Channel





the study, utility and art studio

At the far end of the hallway, the quiet study has plenty of fitted storage, some of which thoughtfully conceal plumbing for utility machines, so you don't have to carry laundry all the way downstairs. The linked conservatory is used as an art studio, so there's a sink resting on stylish quartz surfaces behind the study area beneath the window.

Opening to the patio, which has room to sit comfortably with lighting for the evening, the vaulted conservatory is a peaceful haven after a day in the city.

Bear in mind:

Homes on Clifton Terrace rarely come onto the market.



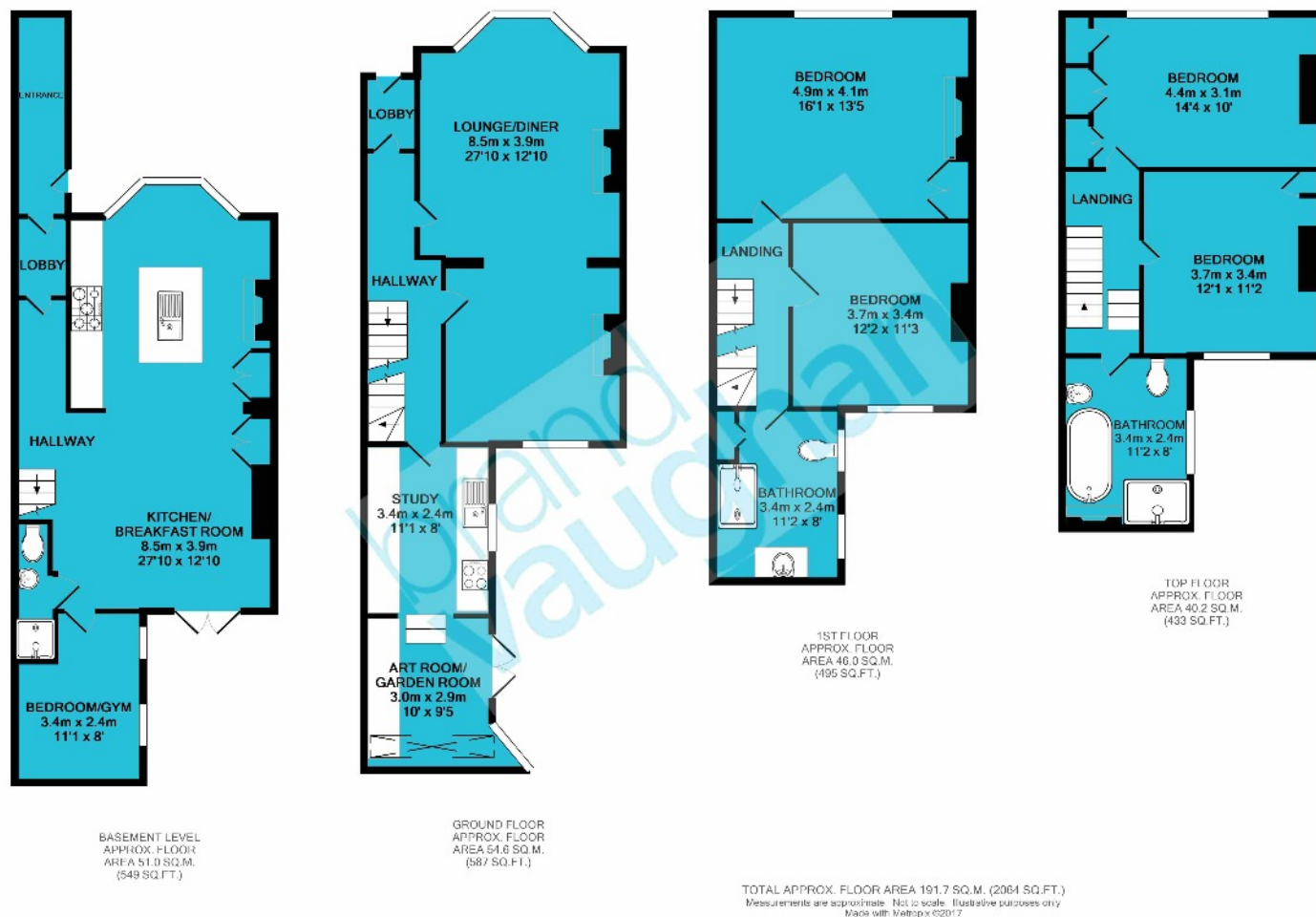
Owner's secret:

"This has been a quiet, versatile and happy home. We have enjoyed the location as you can be in a restaurant, bar or theatre within minutes, and the terrace is friendly, with regular get togethers in the gardens, which you can also hire for private parties."

the enclosures

Not only does this property benefit from a private south garden and two patios, it comes with exclusive access to the well maintained garden enclosures.





where it is

Shops: Churchill Square 2 minutes, The Lanes a 10-minute walk

Train Station: Brighton mainline a 9- minute walk

Seafront or Park: Garden enclosures opposite, seafront 15 minutes to walk

Closest Schools: Primary: St Paul's C of E

Secondary: Cardinal Newman, Hove Park Upper, BHASVIC

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

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 bohemian, 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 Regency home. This famous terrace is just a stroll from the fashionable shopping of Churchill Square and the Georgian Lanes. A good primary school is just a few minutes away and the award- winning Brighton College is easy to reach. The law courts and Amex are within walking distance as is St Nicholas Rest Garden, which hosts festival events, and St Anne's Wells which has tennis courts, a playground and café. The beach and the Downs are nearby. It is also close to Brighton station, which has fast links to Gatwick and London, and for those who need to commute by car, the A23 and A27 are both readily accessible.



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