



casa morada

charlotte street

£1,500,000

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## casa morada

This five storey Victorian house by the sea has roared into life through the expert design of RIBA award winners Baobab Developments who have created a stylish, high tech yet comfortable family home with five double bedrooms, sea views from the west balcony, a private courtyard, spacious sun terrace *and* a self-contained one bedroom apartment. Inside, the finely proportioned rooms have been sensitively reinvented to an exacting standard with a stunning but family friendly ground floor and there's a fabulous, first floor drawing room intended to impress. In a sought-after location on a quiet, one- way street tucked away between the café culture of Kemp Town Village and the beach, you'll have access to some of the best schools in the country including Brighton College, and the cultural heart of the city and the station, serving Gatwick (25mins) and London (55mins) are within walking distance.



## in brief...

Style:	period terraced house with s/c 1 bed apartment
Bedrooms:	5 double bedrooms in main house
Living rooms:	2
Area:	3,084 sq ft ; 286.5 sq m
Outside:	West facing balcony, patio, and roof terrace
Parking:	parking permit - c zone (no waiting list)
Location:	kemp town



On a quiet, well preserved period street this beautiful house is painted in Farrow and Ball's "Calluna". The hand crafted front door is a replica of a carefully sourced original and all the windows are brand new having been replaced, so this home will be draught free. The entrance itself sets the bar high, with polished concrete steps and a coded lock -so it doesn't matter if you forget your keys - and the light to guide you home is imported from Italy. Inside, there's a lobby for coats and bags and the Douglas Fir floor, which conceals underfloor heating, continues into the fabulous family kitchen/diner to your right..



The image shows a bright, modern interior space, likely a kitchen and dining area. On the left, a curved bay window with white frames looks out onto a city street. Below the window is a long, low leather sofa with several colorful cushions. In the center, a round dining table with a light-colored, possibly marble, top is surrounded by white wire mesh chairs. Two modern, tiered pendant lights hang above the table. To the right, a long white countertop runs along the wall, with a large framed mural above it. The mural depicts a cityscape with a boat and the text 'HASTA LA VICTORIA, SIEMPRE!'. A small circular mirror and a television are also mounted on the wall. The floor is made of light-colored wood. A blue semi-transparent banner is overlaid on the bottom left of the image, containing text.

## the kitchen/dining room, roof terrace and utility

With a classic deep bay at the front and a contemporary wall of glass at the back, this bright and inviting room has an intriguing twist and with an east/west orientation you know it will be light all day. You can enjoy the sea view curled up on the window seat and airy in the summer, with ample room for relaxing together or entertaining friends, in winter the room transforms into a warm and welcoming haven when you light the ethanol Vauni fire and dim the lights. You can dine in style looking over the roof terrace, with a mural by local artists Art+Believe and which in turn isn't overlooked, so as well as feeling relaxing, in a city which attracts a host of celebrities, this space is unusually private, too.





Tucked away behind a glamorous central island clad in Statuario Bianco marble, the storage units are either flush birchwood or sprayed ply which open and recess at a touch. All the appliances are integrated and high spec and include two small gas rings, a large wok ring, a teppanyaki and downdraft extraction, all from Gaggenau as are the conventional and steam ovens. Both the dishwasher and full height fridge are also integrated and there's a useful Quooker boiling water tap. Past storage which includes a deep larder to keep the space uncluttered, a smart guest cloakroom, and a Control4 console which allows you to control heat, light, t.v., music, cctv, door entry and even the electric blinds from anywhere in the world, you'll find the door to the sunny roof terrace within a double height wall of glass, and outside is ideal for sunbathing or al fresco dining.

As you would expect of a house of this quality, there's a separate, fully fitted utility tucked away on the first floor landing.





## the first floor reception

A full height glass pivot door maximises the glory of the beautifully proportioned reception. Two tall windows bring in views across the listed homes opposite and frame magnificent oblique views of the English Channel, which you can enjoy to the full with your guests from the delicately wrought iron balcony which stretches along the front of the building. Inside, there's plenty of floor space to play with and the high ceiling is bordered by Italianate coving. Cast iron radiators acknowledge the age of the building whilst matt Chevron oak flooring and hand crafted joinery incorporating a deco flame fireplace give the space a sophisticated, contemporary tweak.







The image shows a bright, modern interior space, likely a study or office. In the foreground, a desk holds a laptop with an Apple logo and a black desk lamp. A brown leather office chair is visible in the background. The ceiling features a unique, sculptural light fixture with multiple white, leaf-like or petal-like elements. The floor is made of light-colored wood. On the right wall, a large framed artwork is displayed, consisting of a grid of small, colorful squares forming an abstract pattern. A semi-transparent blue box with white text is overlaid on the left side of the image.

## the first floor double bedroom and family bathroom

Used as a second, quiet study this bright and cheerful room looks over the roof terrace and, like most rooms, except for the children's bedrooms, has hidden audio feeds able to distribute four outputs channelled to speakers in the ceiling. Up on the half landing, the family bathroom has a continental feel, all in white with a shower above the bath, whilst safety and cosiness drives the provision of a non slip floor and a heated rail for your little loved one's towels.





## the second floor bedrooms

Nice and peaceful, the light bedroom at the back has a high ceiling, pale floor, designer paper and a fireplace, and with views over lower rooftops, it's surprisingly private for this historic, central location. Spanning the whole width of the property, the fourth bedroom of the main house has super sea views through the broad bay and sash window which are reflected in the fabulous bank of mirrored wardrobes which line the right hand wall.



A modern master bedroom suite featuring a large bed with a blue duvet and white pillows. The room has a white ceiling with exposed wooden beams and a large window with a view of the sea. A desk and chair are visible near the window. The room is decorated with framed art and potted plants.


## the master bedroom suite and bathroom

Designed to relax and to pamper, you'll feel on top of the world in this romantic master suite which spans the property from front to back, with generous head height as the butterfly roof is exposed, restful decoration and ambient lighting. There are irresistible views leading down to the sea to help the stresses of the day to fall away, and discreet wardrobe space includes a dressing table tucked away by the sash window for natural light and a central, walk in dressing area which leads to a magnificent en suite. Lined in Porcelanosa tiling, the walk in shower has a rainfall drench head, the Alape hand basin with his and her taps rests on streamlined storage and there's a discreet shower point as well as a heated rail for several towels.









## the lower floor guest room, courtyard and one bedroom apartment

Down a sculptural birch staircase by a local Sussex Heritage award winning joinery, where the hand rail doubles as lighting, the spacious playroom/guest bedroom is currently used as a comfortable study with French doors to the central courtyard and a chic ensuite shower room.





Reached either through the study or from a private entrance to the street, the stylish one bedroom apartment has a contemporary kitchen, glamorous shower room, and a generous sized double bedroom.







## bear in mind

A high specification refurbishment, the lighting, designed by Hampshire Light, has state of the art Palladiom keypads and is controlled by Lutron whilst the entertainment and automated blind system's controlled by Control4. A full list of works undertaken during this four-year project, built as the family home for the director of Baobab Designs can be obtained from the office.



## owner's secret

"The house is bright and welcoming, and the location couldn't be better with everything you need on the doorstep -we walk the children to school then stroll through the Village which has a bank, a post office, dentist and a pharmacy as well as independent specialist shops and cafes. The beach is at the bottom of this friendly street, Queen's Park is a short walk and the cultural heart and the centre of the city are easy to reach."



## where it is

**Shops:** Local 2 minutes, The Lanes 15-20 min walk

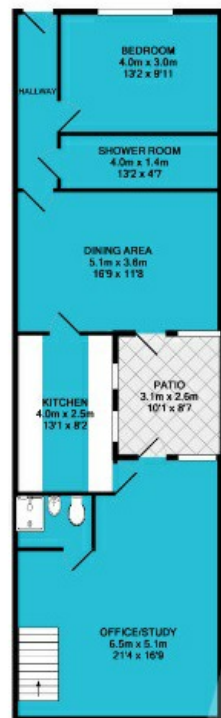
**Train Station:** Brighton mainline 15 minutes by bus

**Seafront or Park:** The seafront is 1 minute and the park is about a 5 minute walk

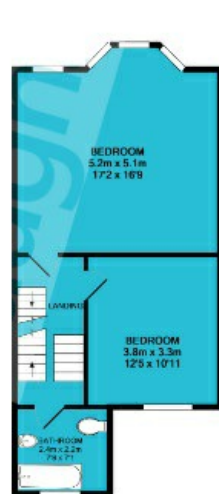
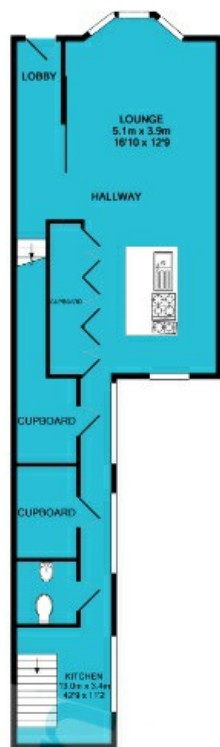
**Closest Schools:** Primary: St Luke's, Queen's Park

Secondary: Varndean or Dorothy Stringer

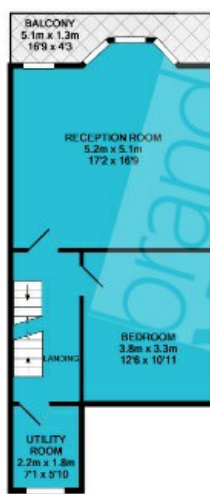
Private: Brighton College, Brighton Steiner, Brighton and Hove High



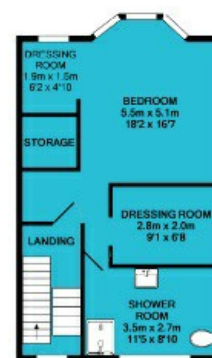
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 81.7 SQ.M.  
(859 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 48.1 SQ.M.  
(515 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 47.8 SQ.M.  
(515 SQ.FT.)



3RD FLOOR  
APPROX. FLOOR  
AREA 41.8 SQ.M.  
(441 SQ.FT.)

TOTAL APPROX. FLOOR AREA 286.5 SQ.M. (3084 SQ.FT.)  
Measurements are approximate. Not for sale. Illustrative purposes only.  
Made with Mapbox, 2018

This uniquely stylish home is in a sought after area of this cosmopolitan coastal resort just by the beach and with the bohemian café culture and independent, specialist shops of Kemp Town around the corner. The hospital, law courts and Amex are nearby and good schools, the theatres and Lanes of central Brighton are all within walking distance, as is the Marina with its health club, cinemas, casino and restaurants. For those who love the outdoors, a yacht club, golf course and the Downs are on your doorstep. Buses into the city, along the coast and to the universities are nearby and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, H zone has no waiting list for permits and both the A23/27 are easy to reach.



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