



neo classical

portland place

£1,500,000 - £1,750,000

brandvaughan
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PORTLAND
PLACE

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Giant Corinthian columns adorn this magnificent Grade II Regency mansion in Busby's symmetrical masterpiece Portland Place which steps down to the English Channel. Marrying history with visionary design, the finely proportioned rooms with precious period detail have been sensitively refurbished with a light touch to create a stunning family home with 3/4 bedrooms in the main house and a one bedroom apartment on the lower ground floor which raises interesting options. In a sought-after location with the beach beckoning at one end of the street and the relaxed café culture of Kemp Town Village at the other, it's within walking distance of some of the best schools in the country including Brighton College, and the cultural heart of the city and the station, with its fast service to Gatwick and London, are also easy to reach.

in brief...

| | |
|---------------|--|
| Style: | Grade II Regency end of terrace mansion with 1 bed apartment |
| Bedrooms: | 3/4 |
| Living rooms: | 1/2 |
| Area: | 3,290 sq ft ; 305.6 sq m |
| Outside: | Courtyard and balconies |
| Parking: | parking permit h zone (no waiting list) |
| Location: | Kemp Town |



The imposing corner stone of this stately terrace of 1826, the gated entrance to this expansive house is unique, and the vast door, sheltered by one of three wrought iron balconies, is secured by answer phone. Inside, the spacious hallway's inviting, the subtle hues introducing you to the skilled use of colour throughout this beautiful home.



the living/dining room

Designed for an elegant but family friendly lifestyle, this spacious room spans the full depth of this substantial building, and with an east/west orientation, you know that it will be nice and light all day. Arched windows at the front bring in the morning sun, whilst to the west, the dining area looks over the court beneath and isn't overlooked, so in a city which attracts a host of celebrities, it's unusually private, too. Grand marble fireplaces and delicate coving have been carefully retained as have the original wooden shutters, which add to security if you are away, and there's an easy social flow into the kitchen/diner at the far end of the room.





the kitchen diner and utility

With a south wall lined with windows, this streamlined kitchen/diner embraces the light. Beautifully planned, there's a glamorous central island for friends to sit with a glass in hand or for the children to join you to finish homework as you bake the incentive to finish. Classic, dove grey units conceal sophisticated, contemporary storage solutions and are topped by glittering white quartz. All the appliances are high spec. Neff and include a touch induction hob set into the island beneath a discreet extractor. Ideal for entertaining, three ovens are set into a tower to avoid heavy lifting and the fridge, freezer and dishwasher are also integrated, so this is a kitchen all ready for use. Ambient lighting keeps this a bright and cheerful space to work in at any time but can be dimmed when you want the mood to be a little more intimate, and as you'd expect of a home of this quality, there's a utility room elsewhere.





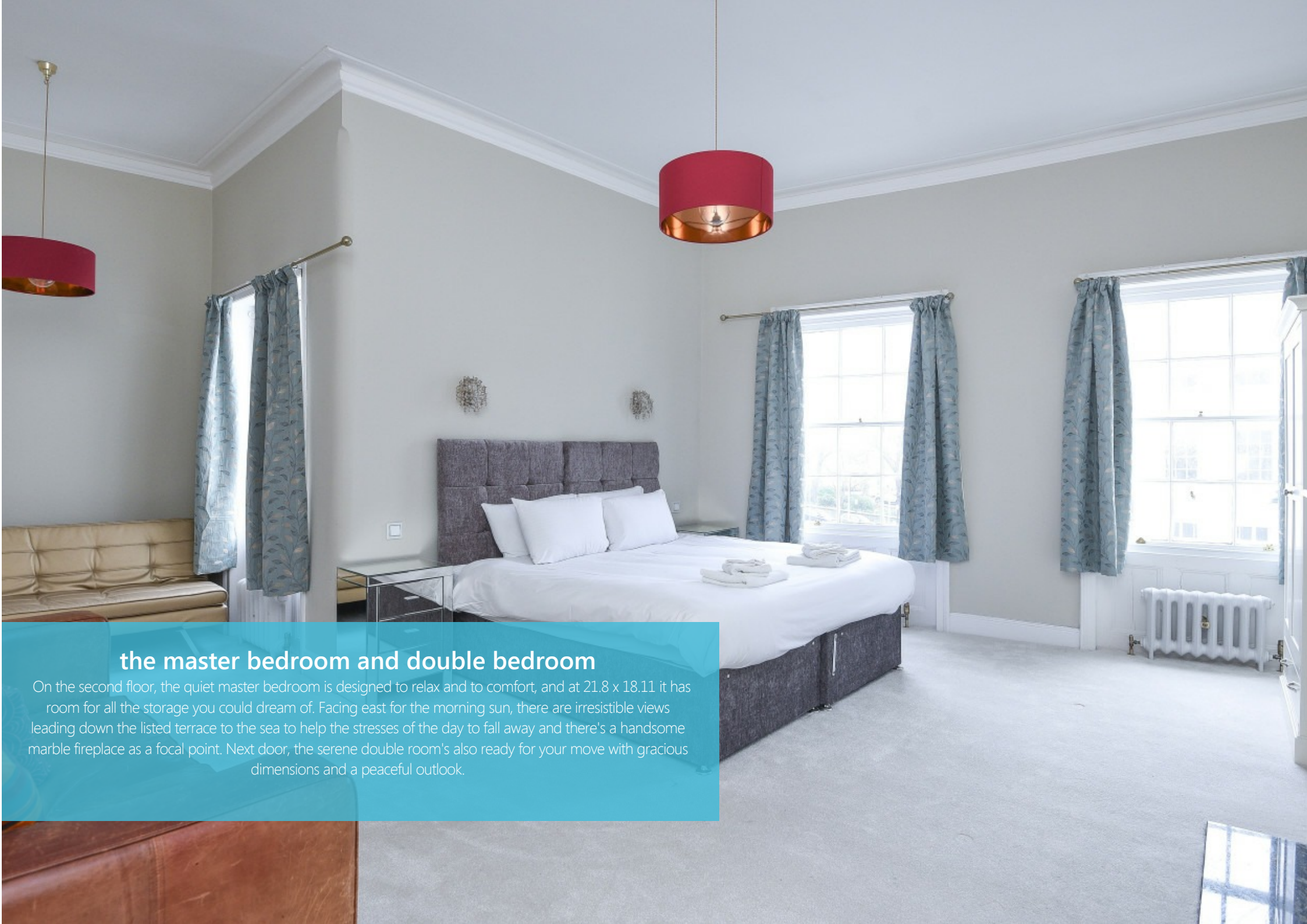
the drawing room

Regency Brighton roars to life in this classically beautiful L shaped room, designed for a luxury lifestyle and lovely to return to after a long day in the city. The Georgians knew a thing or two about impressive entertaining, and this room doesn't disappoint with a white marble fireplace and three sets of graceful floor to ceiling windows which open to Juliette balconies with fabulous views, whilst to the left, the French doors lead to a balcony where you can enjoy the sea air with friends.



the guest bedroom, wet room and luxury bathroom

Peaceful and private at the back, the guest room is a generous double and is ready to move into with a period fireplace and stylish décor. On the half landing, a chic shower room is wet room in style and there's also a spa like family bathroom where you can bathe in glory in a fabulous baignoire.



the master bedroom and double bedroom

On the second floor, the quiet master bedroom is designed to relax and to comfort, and at 21.8 x 18.11 it has room for all the storage you could dream of. Facing east for the morning sun, there are irresistible views leading down the listed terrace to the sea to help the stresses of the day to fall away and there's a handsome marble fireplace as a focal point. Next door, the serene double room's also ready for your move with gracious dimensions and a peaceful outlook.





the lower floor one bedroom apartment

The stylish one bedroom apartment has its own entrance to the street and, built in an age reliant on natural light has plenty of it. There's a contemporary kitchen which opens to the courtyard, a glamorous bathroom and a generous sized double bedroom with a parquet floor and fireplace. Still part of the main house, it could easily become amalgamated once more, providing a play room for the children and bedroom for an au pair, for example.





bear in mind

Whole houses on this iconic terrace, one of Busby's last work in Brighton, do not appear on the market often, and this one has romantic Regency proportions, a flexible layout and beautifully decorated, it's ready to move into.



owner's secret

"The house is elegant, bright and welcoming, and the location couldn't be better with everything you need on the doorstep."

where it is

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

Train Station: Brighton mainline 15 minutes by bus

Seafront or Park: The sea's at the bottom of the terrace,
Queen's Park is under a 10 minute walk

Closest Schools: Primary: St Mark's, St Luke's

Secondary: Varndean or Dorothy Stringer

Private: Brighton College



This unique Grade II listed home is in a sought- after area of this cosmopolitan coastal resort just by the beach with the bohemian café culture and independent, specialist shops of Kemp Town Village, (which also has a bank, a post office, dentist and a pharmacy) around the corner. Good schools, the hospital and law courts are nearby, and the cultural heart of Brighton's within walking distance, as is the Marina with its health club, cinemas and water front 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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