



regency options

belgrave place

£1,000,000 - £1,250,000

brandvaughan

exceptionalhomes



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belgrave place

You have elegant options within this impressive home which currently has three bedrooms, a self-contained one bedroom apartment on the ground floor and a vast attic. With stunning proportions, these bohemian properties span the upper four floors of a Grade II listed Regency house built in a seafront square, which remains one of Kemp Town's most desirable address and will appeal to home seekers and investors.



why you'll like it...

- Style: Maisonette and one bedroom apartment in Grade II listed Regency Mansion, exclusive square
- Bedrooms: 3 plus 1 in apartment
- Living rooms: 2 in the maisonette, 1 in apartment
- Area: 2147 sq. ft. ; 199.4 sq. m.
- Outside: First floor balcony, ground floor petite courtyard
- Parking: Residents H zone

why you'll like it...

Brighton is famous for its stately squares and terraces, and this extraordinary home is a prime example of an imposing mansion built in Regency style by Thomas Cubitt between 1846 and 1855 with the sea sparkling at the end of the square.

At present two stylish homes which are ready to move into, there are non the less interesting options relating to the property, as the self-contained ground floor apartment which could continue to produce an income or be amalgamated into the main accommodation, and it may be possible to convert the large attic.



On the west side of the square, this classic yellow brick and white rendered building is very appealing with its black railings and wrought iron balcony, and traditionally chequered steps lead to a leaded door with coloured glass, secured by an answer phone system.

Inside, the door to the apartment is to the left, whilst the entrance to the maisonette ahead opens into a broad lobby with a glorious staircase sweeping up and out of sight - giving you an immediate sense of the scale of this home.



BELGRAVE HOUSE

the maisonette - **the first floor**

Sun pours into the elegant reception through the two graceful sets of French doors which stretch almost from the floor to the ceiling and lead out to an intricately wrought balcony where you can enjoy the views of the listed buildings of the square as well as the sea. Inside, the windows have retained their original shutters, wide floorboards are underfoot whilst original cornice work wends around the room high above your head, and the magnificent marble fireplace has decorative metal work and an attractive tiled hearth.



Across the hallway, also running the full width of the house, the airy kitchen has more than enough room for a dining table and has a lofty ceiling and delicately ornate insert to the fireplace on the left. Two broad sash windows bring in the afternoon sun and have sills deep enough for your herb garden. There are plenty of maple coloured units as well as built in shelving, and the practical work surfaces provide ample working space. The gas hob and electric oven are already integrated for you beneath a discreet extractor and there is also plumbing for machines and an American style fridge in place, and although stylish and comfortable as it is, this is an area of the home that you could very easily put your own stamp upon whether it remains as a kitchen or not, depending on your decision about the ground floor apartment.



The Second Floor:

Upstairs, the lobby has plenty of storage to hand, as does the one below, always useful in a busy home. Two restful bedrooms, each with oblique views to the sea are at the front of the house whilst the bathroom is across the lobby. Light and airy, the white suite is in a traditional style in keeping with the age of the house, although the shower and heated towel rail are very 21st century! Conveniently, as well as privately next door, the dreamy master bedroom has an original fireplace and generous window with surprisingly green and open views for this central location.





The Attic:

With a central staircase, the large attic which you can stand up in spreads its wings over the whole footprint of the building and has a floor which is insulated beneath.

The Ground Floor Apartment:

This apartment is a good size, making up the whole of this floor of the building, with a double bedroom at the front looking down to the sea. The elegant living room is quietly placed at the back of the building with a limestone fireplace. The kitchen is separate and leads to a lobby with a luxury shower room and the door to the petite outside space with a gate to an alleyway with the sea at one end and the shops at the other.



Bear in mind:

This lovely building offers exciting possibilities, but remember that it is Grade II listed.

Owner's secret:

"In the summer, we live on the beach and in the evenings, we stroll up to the restaurants and cafes of Kemp Town Village. It is lovely to be so close to everything, and yet our house is private and peaceful as only people who live in the Place walk by."



where it is

Shops: St Georges Road 2 minutes

Train Station: Brighton Station 8 minutes by bus

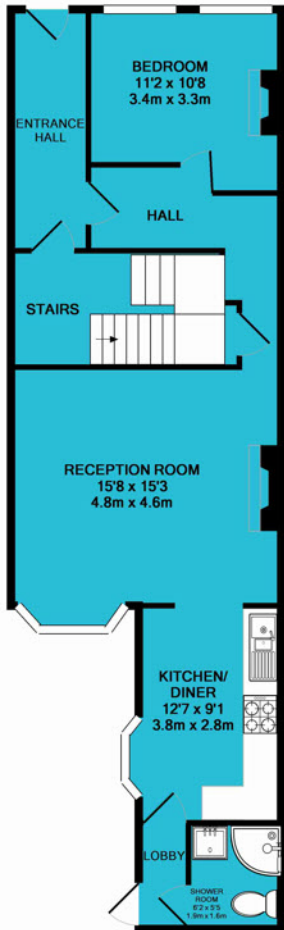
Seafront or Park: Seafront 1 min, Queens Park 10 min walk

Closest Schools: Primary: Queen's Park

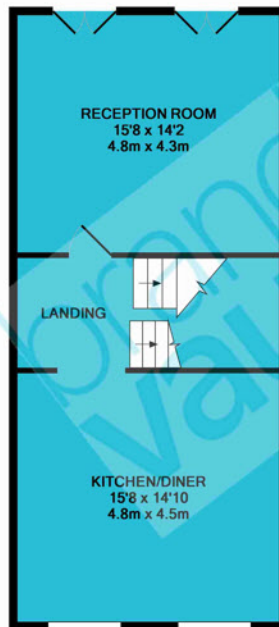
Secondary: Varndean or Dorothy Stringer

Private: Brighton College

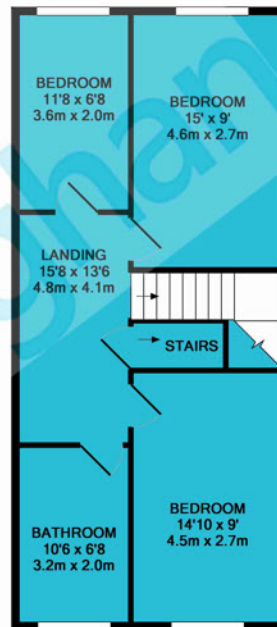
This private home offering interesting options is only seconds from the beach yet very peaceful. Kemp Town Village with its unique blend of patisseries, shops, restaurants and bars is a short stroll away and the Marina is also close by. The Lanes and Theatres are within walking distance and this properties proximity to Brighton Station, with its excellent links to Gatwick and London, makes this location appealing to those who need to journey further afield.



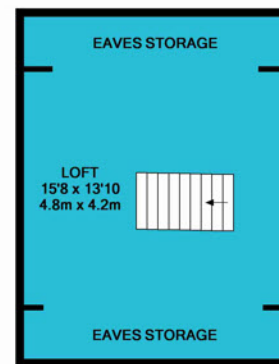
GROUND FLOOR
APPROX. FLOOR
AREA 708 SQ.FT.
(65.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 2147 SQ.FT. (199.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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LOFT ROOM
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)



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