



EXCEPTIONAL
BY BRAND VAUGHAN

ELEGANT SERENITY
BELLE VUE GARDENS | BN2
£1,200,000

WELCOME TO

BELLE VUE GARDENS | BN2

4 BEDROOMS | 2 BATHROOMS | 2 LIVING ROOMS | 2265 SQ FT |
TROPICAL GARDEN & SOUTH FACING BALCONY | KEMP TOWN VILLAGE

Light streams through the spacious rooms of this serene, four bedroom house which has retained precious Victorian detail including beautiful working fireplaces and a balcony from a bedroom. Subtle design combines dark gleaming floorboards, white walls and high ceilings to evoke a tranquil feel of the tropics which skilfully continues in a luscious garden stepped up to catch the sun and planted with cordyline, bamboo and banana. By Brighton College- one of the most sought after schools in the south east- the chic Kemp town Village and beaches are on the doorstep, and the cultural heart of the city and the station serving Gatwick (25 mins) and London (55 MINS) are easy to reach.



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AN INTRODUCTION

With grand proportions like these this house can't help but impress, but this is actually a relaxed, welcoming home with private, quiet rooms and a spacious garden for the family to enjoy.

THE ENTRANCE & RECEPTION

Big and bright, the broad hall has original tiles underfoot and a delicate frieze around the ceiling, whilst a window running the full height of a central staircase ensures light flows through the whole house. Ahead, a reclaimed French stained glass door with art nouveau panels brings coloured sunlight to the space as well as inviting views of the beautiful garden.

Brimming with sunshine and elegant of proportion, the reception's quiet, welcoming and calm with a gleaming dark floor, ample space in which to relax or to entertain and an intricate floral frieze which still adorns the high ceiling.



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"We've enjoyed the generous entertaining space and quiet, large bedrooms, and the house is remarkably light. The street is quiet and friendly, and we don't have stressful school runs as the children just walk over the road to school." - Vendor's comments



SOPHISTICATED KITCHEN DINER

Serene and private, this astonishing open living space extends into a conservatory for dining with a vaulted glass roof and a far wall of glass opening to tropical planting and bold landscaping. Whilst being airy in the summer, the Victorian fireplace ensures the space is cosy in the winter months. There's a skilful blend of old and new and the Italian kitchen with composite stone surfaces is carefully tucked away from the social flow into the garden. With windows in all the external walls it's always pleasant to work in, and the fine level of finish includes ambient lighting. Out of sight in an inner lobby is a side door for supermarket deliveries and a cellar.





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GOOD TO KNOW

Close to the beach, this area's tucked away from the tourist trail but you can still walk to restaurants, bars and theatres so you won't need the car in the evenings.

THE GARDEN

Uniquely exotic, this garden's beautifully landscaped so it's secluded and secure - and easy to maintain, as there's an irrigation system already in place for you. Raised to catch the sun, there's also a lit terrace by the house for fabulous al fresco dining.





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THE FIRST FLOOR BEDROOMS & SHOWER ROOM

These two stylish bedrooms in this late Victorian house are unusually large with high ceilings, and both are ready to move into. At the back, the double room's private and peaceful and at the front, the gracious bedroom has a romantic balcony with glimpses of the sea, ideal for breakfast in the summer months, and there is also gas fire in the marble fireplace to keep you warm in winter. Lined with limestone, the luxury shower room has all that you need including a wet room style shower with a drench head.





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THE SECOND FLOOR BEDROOM & BATHROOM

The spa like bathroom has a fabulous claw foot baignoir, a separate walk in shower and glamorous twin hand basins. Next door, the light and airy double bedroom has a vaulted ceiling and garden views.



THE MASTER BEDROOM

Facing south for the sunshine, the master bedroom has restful proportions as it spans the whole of the whole width of this substantial building and you'll enjoy sea views as well as the sunsets even from the bed.





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LOCATION

This historic home is in an exceptional location right by one of the best schools in the country - Brighton College - and close to the beach. Kemptown Village is on the doorstep with a great atmosphere, independent cafés and restaurants. The shops include a butcher, a deli, a bookstore and grocers as well as a chemist, post office and local Co- Op. The cultural heart of the city and chic Lanes are just at the bottom of St James's Street, and Churchill Square shopping centre and harbourside amenities of the Marina are both easy to reach. The County Hospital and Law Courts are within a stroll and this area's well served for green spaces including Queen's Park, with a playground and café. For rainy days there are buses to the mainline station with its fast links to Gatwick (25 mins) and London (55 mins), and with the A23/A27 nearby, commuting's a realistic possibility.

SHOPPING Local 2-3 minutes walk, Church Road a 6 minute

COMMUTING Brighton mainline 25 minute walk, 15 minutes on the bus

LEISURE Beach and park 5 minutes walk

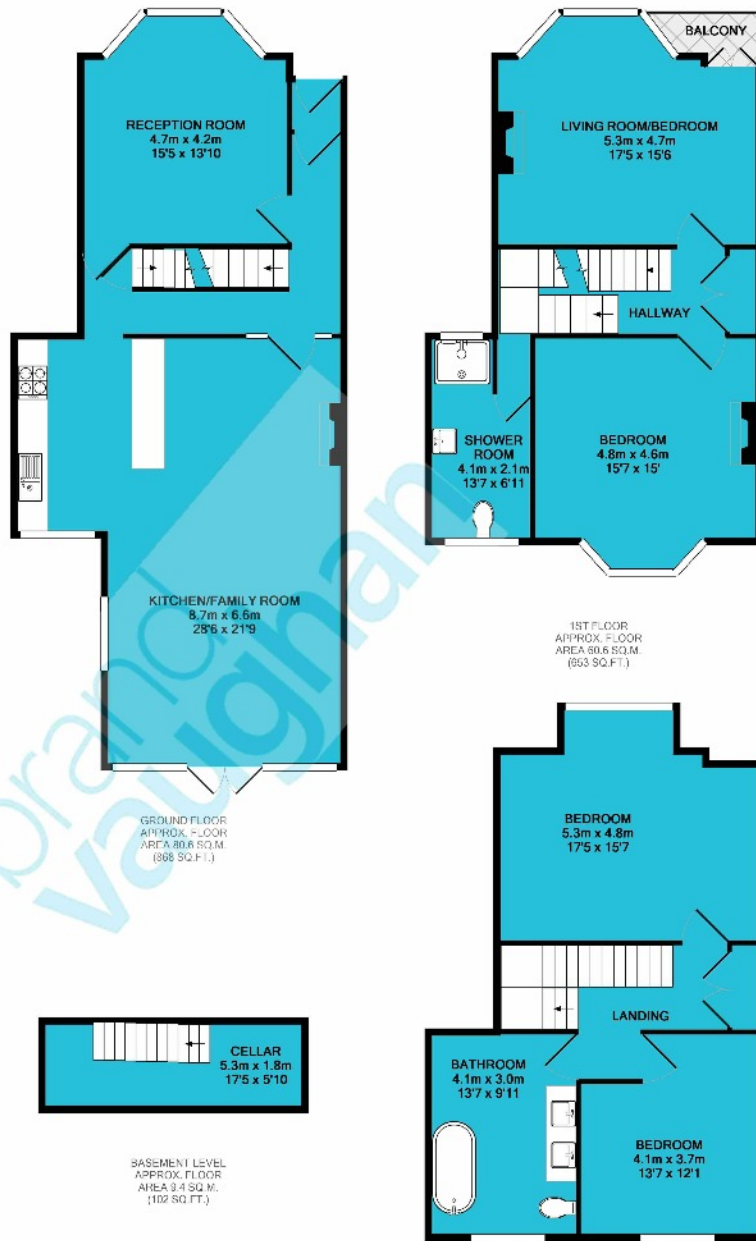
EDUCATION **PRIMARY SCHOOLS**
Queen's Park, St Luke's

SECONDARY SCHOOLS
Varndean, Dorothy Stringer

PRIVATE
Brighton College, Brighton and Hove High, Brighton Steiner, Roedean



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TOTAL APPROX. FLOOR AREA 210.4 SQ.M. (2265 SQ.FT.)
 Measurements are approximate. Not to scale. Not for planning purposes only.
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