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regency square

marine square

£1,750,000

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regency square marine square

Brighton is famous for its graceful Regency squares centred round private gardens with views of the sea, and this exquisite 6 bedroom home is within a fine example. Attributed to the glamorous partnership of Busby and Wilds and built for Thomas Attree between 1824-1826, this Grade II listed house has beautiful proportions inside and a canopied balcony looking over the gardens to the English Channel as well as a private courtyard. Within walking distance of the fashionable Kemp Town Village which hosts Brighton College and the County Hospital, you can also stroll to the cultural heart of the City and the main station is also within easy reach.





in brief...

Style:	Grade 11 listed Regency house in a garden square circa 1824-1826
Bedrooms:	6
Living rooms:	3
Area:	2883 sq ft ; 267.8 sq m
Outside:	East facing balcony, West facing courtyard, access to the central garden
Location:	Kemp Town
Parking:	Residents H zone



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Why you'll like it:

This gracious house is in a prime location set well back from the seafront and has easy access to all that this coastal city has to offer as well as good transport links to the city, National Park and Universities. With its quintessentially Georgian curved bays and beautiful balcony, this house on the west side of the manicured garden impresses on first sight and inside does not disappoint with an atmospheric hallway with precious period features.



The Reception

With elegant proportions, the dark floor of the reception room gleams, whilst high above your head carefully crafted flowers accompanied by the Prince of Wales' feathers still wend their way around the ceilings of what were once two rooms, but which have now been opened up to create a light filled reception ideal for modern entertaining. Central doors keep your options open and there is a handsome marble fireplace which now holds an easier electric fire. Ahead, the gently curving bay window forms much of the west wall and brings in wonderful views of the English Channel over the leafy gardens and soft light filters through the large etched window in the far wall. The room has useful shelving already in place in a traditional style and the front bay has shutters for when you are away.



The Guest/Staff Suite

At the end of the hallway, ideally placed within the house for guests or staff, is a bright, airy bedroom with a fitted wardrobe already in place and a modern en suite shower room.

The Kitchen

As is traditional in Regency homes, the kitchen is discreetly on the lower ground floor, and as you pass through a charming shaped doorway at the top of the stairs you also step straight into the 21st century, with a glass wall revealing a sleek kitchen which would have met with the original architects' approval as this home was built specifically for a glamorous life style. Stunning units in a unique mixture of woods are topped by smooth stone and there is no need to spoil the clean lines as beyond is a pantry and utility room. The smart Smeg oven is beneath a discreet extractor which also provides subtle lighting and the twin Franke sinks and dishwasher are under the window looking over the courtyard, reached by a door in the utility room. The utility has been stylishly designed with as much care as the main kitchen and has a small cloakroom.







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The Family Room

The family/play room is at the front of the house, partially screened from the kitchen/dining space with a large window and an attractive fireplace adding character as well as warmth and has its own entrance to the street.





The Family Bedrooms and Bathrooms

At the top of the stairs a skylight brings gentle light to a landing with alcoves set in curling walls which lead to the family bathroom, glowing with light coloured by the stained glass window and which has a clawed foot bath and two separate hand basins. A few steps then lead up to a peaceful double bedroom at the back looking over the garden with fitted shelving already in place for you. The romantic second bedroom spans the whole of the front of the house with a lofty ceiling, original friezes and gracefully curving floor to ceiling glass doors which bring in the sun and views of the gardens and the sea, and it is worth stepping out onto the fabulous canopied balcony to enjoy them to the full. For cooler evenings there is both a traditional radiator (which feature throughout the house) and a fireplace. The top floor has two further restful double rooms which share a contemporary bathroom between them and the larger room at the front has more stunning views.



The Master Bedroom

Well situated on the second floor, generous windows bring in the glorious gardens and the sparkling sea. A handsome fireplace is to your left whilst behind you sophisticated wardrobes also conceal a door into a fabulous en suite, large enough for both a bath and a separate walk in shower which has a fashionable dual had system. There is also a shower above the bath and by the w.c. and there is a heated towel rail to complete the spa like feel.



Bear in mind:

Whole houses in this exclusive Grade II listed square do not appear on the market very often.

Owner's secret:

"This is a beautiful and restful home to return to."





where **it** is

Shops: Kemp Town Village and the Marina are both within 5 minutes. The Lanes about 15 to walk

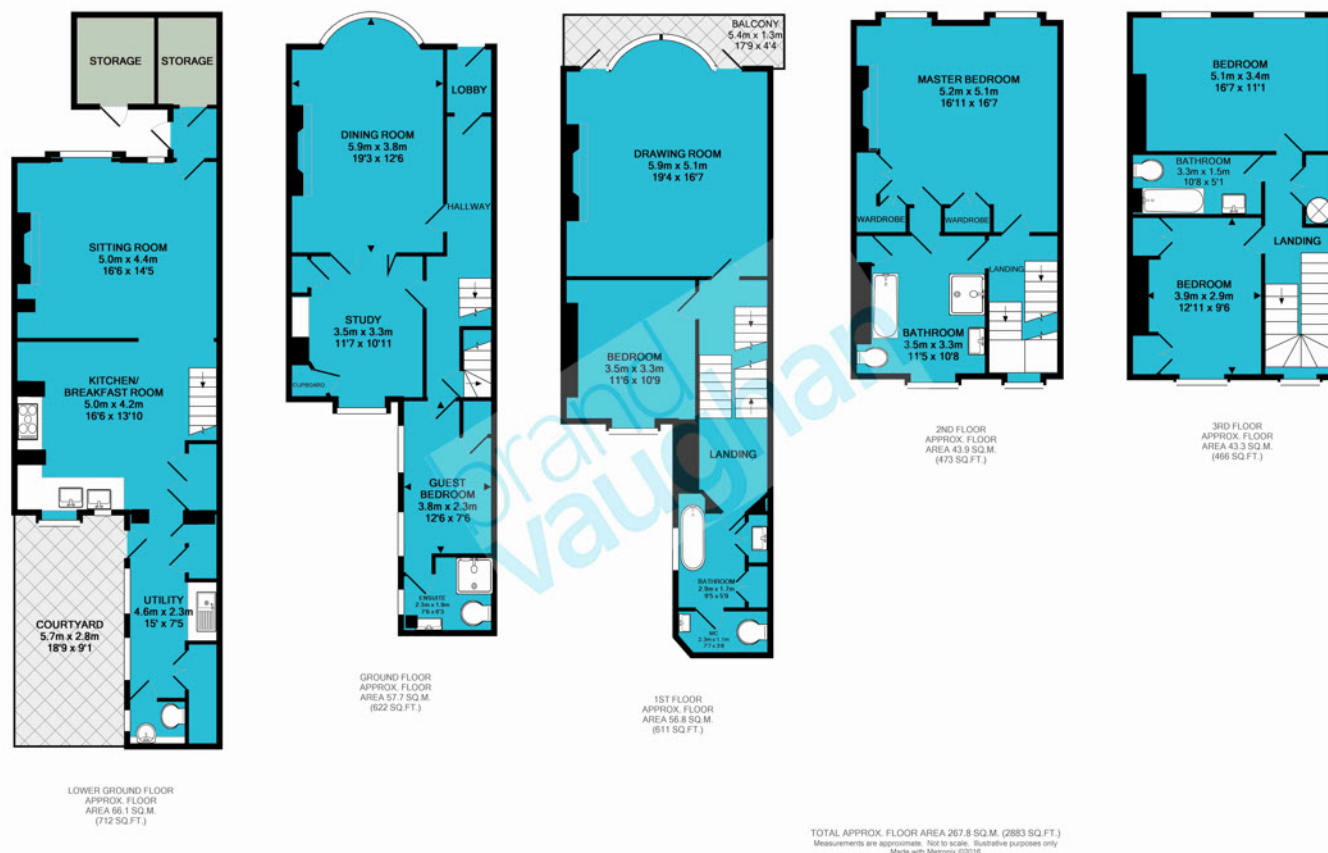
Train Station: Brighton mainline 15 minutes by bus

Seafront or Park: Private gardens & the beach moments away

Closest Schools: Primary: St Lukes, St Marks

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Roedean,
Brighton and Hove High,
Newlands, Bede's, Lancing



With its exquisite house is within moments of the sea and the fashionable Kemp Town village with its eclectic mix of cafes, shops and restaurants, famous school and County Hospital. With both the Cosmopolitan Marina and the Theatres of Brighton within easy reach, you can access all that this vibrant coastal city has to offer, and the proximity to Brighton Station with its excellent links to Gatwick and London make this a sound choice for those needing to travel.



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