



central oasis

clifton street

£1,250,000

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A photograph of a bright, elegant room, likely a living area in a Victorian house. The room features dark blue walls, white trim, and a white chandelier hanging from the ceiling. A large bay window with white shutters is the focal point, offering a view of the exterior. To the right, there is a white fireplace with a dark blue hearth. The floor is made of light-colored wood. The room is framed by white door frames on either side.

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Elegant, bright and quiet this three bedroom Victorian house with a self-contained studio apartment on the lower floor is in the exclusive West Hill conservation area, ideal for commuters as the station is a 4 minute stroll. Stylishly modernised to create a sociable home whilst retaining precious period detail, there's glamorous entertaining space and a big, sunny west facing courtyard. What's more, the property is perfectly positioned on a peaceful one way street between the fashionable North Laine and relaxed café culture of the 7 Dials; you can also walk to the beach, parks and popular schools.

in brief...

Style: Victorian terrace house, studio apartment

Bedrooms: 3 + studio

Living rooms: 2

Outside: Roof terrace

Parking: Permit Y zone

Location: West Hill Conservation Area

Area: 1,824 sq ft; 169.5 sq m





Why you'll like it:

In a fabulous, surprisingly quiet location where you can walk to the sea, the bohemian North Laine, Churchill Square Shopping Centre and Brighton Station, this smart Victorian terrace is set back from the one way street, which has permit parking. This impressive house looks very traditional from the outside with bay windows and tiled path but you step up past a front garden of white stones into a tranquil home which has been beautifully refurbished over the past few years to create a bright home ideal for a contemporary lifestyle with a stylish finish.



The Ground Floor

Inside, a welcoming hallway has delicate period features high above your head and the wood underfoot continues into the elegant living room to your left, which is full of sunlight thanks to the big bay window and there's a handsome fireplace as a focal point. Doors in the central wall keep your options open and reveal a fabulous kitchen diner where light streams through the 6 vaulted skylights. There's another period fireplace by the dining area and the working area is beautifully designed with gleaming black units, steel surfaces and an L shaped island which doubles as a breakfast bar. The five ring gas hob is incorporated into it, so the cook can be sociable and, perfect for those who like to entertain, there's a wine and drink fridge as well as space for an American style fridge freezer. The Neff steam oven and second, fan oven are both integrated for you as is the dishwasher, so you can move straight in, and tucked away to one side is under stair storage and a guest cloakroom.

A bright, modern study room with a vaulted ceiling, a skylight, a window, a glass door, and built-in white bookshelves. The room is finished with light grey walls, white baseboards, and light wood flooring. A white ladder is integrated into the bookshelf system. A teal text box is overlaid on the bottom left of the image.

The Study and West Facing Courtyard

At the top of the stairs, the spacious study is bright and cheerful and opens to a low maintenance courtyard, facing west for the afternoon sun. Inside is full of sunshine with a window in the south wall and two velux in the vaulted south facing roof line. Lined with bookshelves, there is even a fitted desk to work at and painted in the restrained tones of Farrow and Ball, the room feels very calm as well. Outside, the roof terrace is far larger than you expect and paved with stylish black slate, it's ideal for coffee breaks and for entertaining.





The Master Bedroom

The quiet master bedroom has restful proportions as it spans the full width of the building. The wide, east bay looks over the characterful street, there are cupboards on each side of the fireplace and decorated in a soothing colour with a wooden floor, it's ready to move into.



The Luxury Bathroom

Next door, the luxury bathroom would not look out of place in a glossy magazine. The glamorous Albion baignoir has a shower attachment, and there's also a separate walk in shower which is wet room in style with a dual head system. Twin hand basins rest on chic storage and there's a heated rail for your towels.



The Top Bedrooms and Shower Room

Both bright and spacious, the quiet double bedroom at the back looks over gardens and has a fitted wardrobe on one side of the period fireplace, and shelving on the other, and shares a Jack and Jill shower room with the peaceful third bedroom. At the front, this room is a generous size with a waist high cupboard to the side of the big fireplace and wonderful, relaxing views which sweep across the city to the sea.





The Studio Apartment

Ideal for visiting family, an au pair or even to provide an income, the lower floor studio apartment provides plenty of living space. There's a broad bay window at the front and a kitchen, with an integrated Zanussi gas hob and electric oven, is nicely tucked away partly out of sight at the back. The modern shower room is to one side and has a Triton Sambada shower installed, so water pressure isn't an issue here.

Bear in mind:

Houses with self-contained studio apartments in this exclusive area don't appear on the market often.



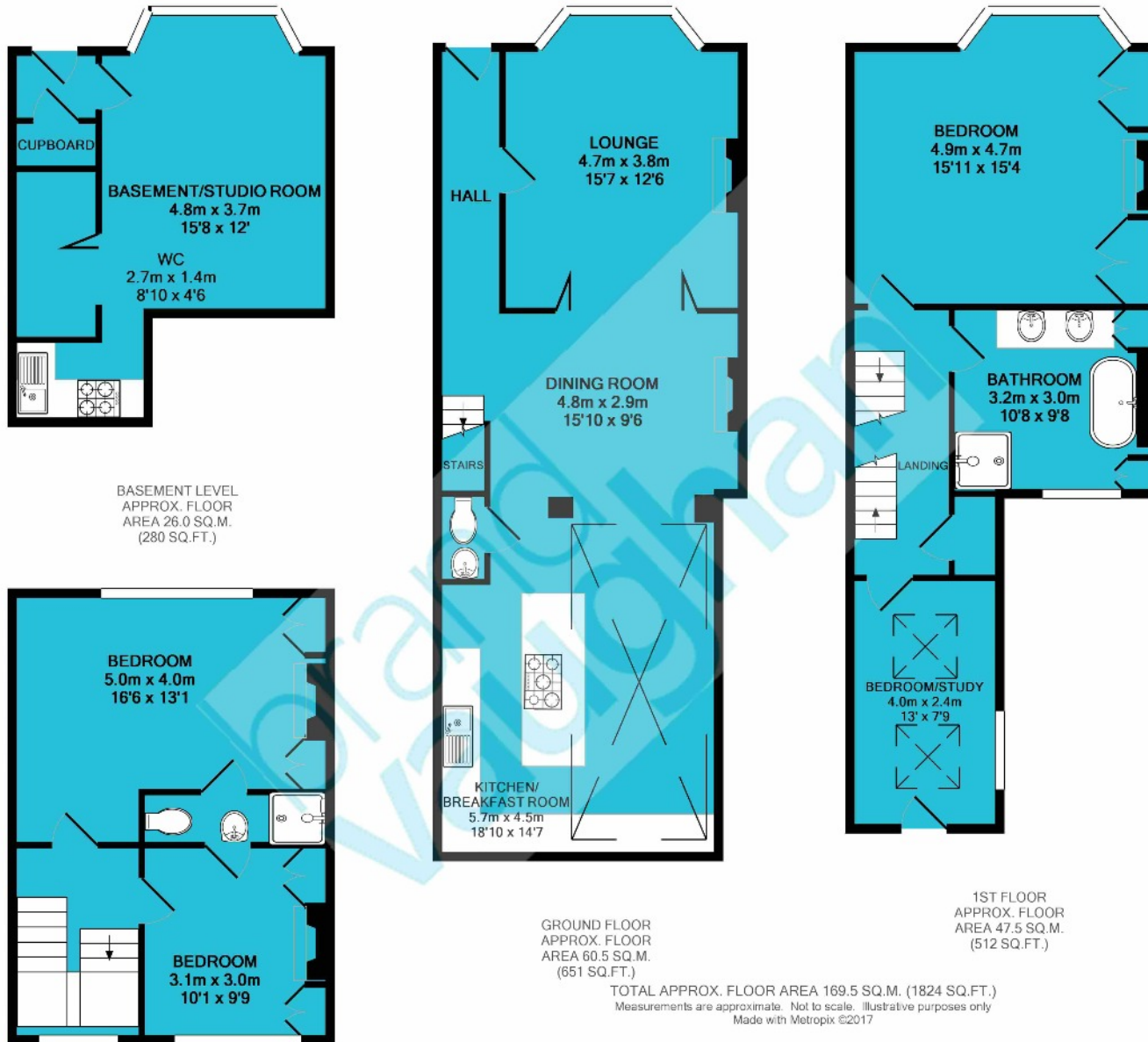
Owner's secret:

"The location couldn't be better and every weekend will feel like a holiday as there's so much to explore."





where it is



Shops: Seven Dials and North Laines both about 4 minute walk, local 2 minutes

Train Station: Brighton mainline is a 4 minute walk

Seafront or Park: Sea front 15-20 minute walk, St Nicholas' Rest Garden is a 7 minute walk

Closest Schools: Primary: St Paul's C of E

Secondary: Varndean or Dorothy Stringer

Private: Brighton College

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful North Laine or in the fashionable central shopping districts and all are easy to reach – on foot- from this glamorous home. This beautiful Victorian terrace is quietly located in a popular area well served for shops and the parks host events during the festivals. Just a stroll from the fashionable 7 Dials, Western Road, the Georgian Lanes and a good primary school are all close by. It is also near to several bus routes which go along the coast and to the Downs, and Brighton station, with its fast links to Gatwick and London is a short walk. For those who need to commute by car, the A23 and A27 are both readily accessible.



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