



# Eastern Terrace

Brighton, BN2 1DJ

Asking price £3,750,000



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- Rarely available, double-fronted Regency mansion
- Majestic historical splendour with wealth of original, period features
- Breathtaking beachfront home with panoramic sea views
- C. 10,000 sq. ft. across six opulent storeys, with self-contained basement apartment
- Located in the heart of Kemptown, close to the Hospital, Brighton College, the Marina and the Pier
- Five reception rooms, eight bedrooms, double-height mezzanine library and full-sized billiards room
- Marble fireplaces, alabaster pillars and spectacular sweeping stone staircase
- Spacious rooms and high ceilings throughout
- Roof terrace, balcony and private courtyards

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Including Vaults) = 920.0 sq m / 9902.79 sq ft  
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All measurements are approximate



