













## 9 Eastern Terrace Brighton, BN2 1DJ

## **Asking price £3,500,000**

An exceedingly rare opportunity to own a double-fronted, grade 2-listed, regency mansion on Brighton seafront. Measuring c.10,000 sq.ft., this magnificent Kemptown property enjoys panoramic sea views whilst providing unparalleled elegance across six storeys of beautiful Georgian architecture. Built in 1828. this former home to a King of Portugal maintains a magnitude of original features including stunning alabaster pillars, ornate marble fireplaces, decorative integral wall paintings, intricate plasterwork and perhaps Brighton's most spectacular staircase. No. 9 has been home to the same family for nearly 30 years and offers a unique opportunity for a new owner to stamp their mark on history.

The ground floor greets you with a bright, marbled hallway replete with majestic, sweeping stone staircase creating a breathtaking centrepiece as it winds up through the floors. A broad atrium floods the stairwell with generous, natural light. Across from the foot of the stair, the reception hall leads into a dual-aspect, south/west-facing kitchen which boasts an airy, 14-ft. ceiling. Opposite is the grand dining room with a huge, carved wooden fireplace.

First floor comprises a broad, double-aspect drawing room with full-length windows overlooking the beach from marina to pier, and a double-height library with spiral staircase and mezzanine. The imposing, pillarflanked landing with 16-ft. ceiling opens out onto a west-facing terrace ideal for al fresco entertaining.

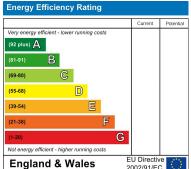
Second floor: principal bedroom suite with two more bedrooms, bathroom.

Third floor: guest suite, two bedrooms, bathroom, shower room.

Fourth floor bedroom, dressing room, shower room, west-facing sitting room opening onto penthouse roof terrace with far-reaching views of seafront and coast.

Lower ground floor one-bedroom apartment with own street entrance and courtyard (also accessible from house). Full-sized billiards room opening onto second courtyard, utility room, store rooms and underpavement vaults

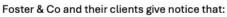
- Rarely available, double-fronted Regency mansion
  Majestic historical splendour with wealth of
- Breathtaking beachfront home with panoramic sea
- Located in the heart of Kemptown, close to the Hospital, Brighton College, the Marina and the
- Marble fireplaces, alabaster pillars and spectacular sweeping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











These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing. All measurements are approximate

