



House - Terraced (EPC Rating: )

## 27 LANSDOWNE PLACE, HOVE, BN3 1HF

# £3,000,000

**ASTON  
VAUGHAN**  
Sales and Lettings



# 6 Bedroom House - Terraced located in Hove

Beautifully renovated to an exacting standard this rare, Grade II Regency Villa with an unusually large west garden (with planning for a summer house) is being sold in its entirety. Four, design-led storeys currently deliver a 1 bed apartment, a 2 bed apartment and a 3 bed maisonette ideal for inter-generational living— although as all of the original staircases remain and the conversion unusually sympathetic, there are versatile options, stnc. On Lansdowne Place, which has the sea and Hove Lawns at one end and the vibrant al fresco lifestyle of Western Road at the other, the location is exclusive and both Hove and Brighton's direct trains to Gatwick and London are 6-7 mins by cab. Adorned by Ionic columns and a stone balcony with sea views this Grade II listed, bow-fronted house is one of only four built in 1834 and is said to be the last property constructed by the famous architect Charles Busby. Owned by the same family since 1920 magnificent proportions and many precious period features including some working fireplaces, remain intact, and the house has a fascinating history as a centre for restoring tapestries from around the world.

## Introduction:

A rare find in Brunswick Town CA, one of the most sought after areas in the city, this is a once in a lifetime chance to own a complete Regency house. Sensitively brought back to its former glory with four, flawless storeys – and an attic room - ready to move into, the meticulous restoration of this beautiful, listed house begins in the front courtyard where the railings are set in new Portland Stone, the original listed tiles on the steps have been restored and the discreet, often ingenious introduction of the 21st century includes the solid bronze door knobs in Regency style, a coal chute now covered with a ship's porthole and a safe with power for a car charger.

Inside, the hallway is inviting with classic proportions, and the anaglyptic paper was restored by creating a unique mould. The upper levels could be used as one unit simply by leaving the doors open, whilst the stairs to the lower level are below what is currently a cupboard, so they could be opened up as well.

## The Ground Floor 1 Bed Apartment:

Ahead, the beautiful living room has tall twin windows following the bow of the building where tapestries brought back to the UK from around the globe would be rolled through to the weavers who would painstakingly restore them and behind you, stained glass Deco doors are designed to take some through to the second room, where the women restorers worked. Fusing historic elegance with a sophisticated lifestyle, this is a fabulous space of 5.63 x 4.25m (18'5 x 13'11) with an elegant cornice around the high ceiling and the rare, black Belgian fossil fireplace with a carefully sourced Regency fireguard now houses a cast iron stove.

Next door, the bedroom is quiet and comfortable with garden views and charming period features include its own original fireplace. Central to the apartment, the contemporary bathroom has a Regency influence in the classic Burlington fittings.

Opening to the garden with a door handmade by a craftsman, the high-spec kitchen is ideal for al fresco entertaining. Shaker units deliver plenty of storage, working surfaces are quartz and the touch induction hob and oven are integrated beneath a discreet hood.

## The Main Garden:

A Mediterranean inspired, tranquil oasis of calm is larger than most in these four, Busby homes, built to showcase the best of Regency design. Child and pet secure behind flint walls restored by an English Heritage specialist, the stylish focus of the landscaped grounds is a lit dining terrace scented by cherry and Magnolia trees (the large Magnolia was planted by the vendor's uncle in 1955), which looks over a lawn level for play – a feature hard to find in a city built on the South Downs. During high summer, we're told that the sun skims across the top of the house so this west facing garden has the sun for most of the day and into the evening. The stone beneath your feet was sourced from a Regency country house and at the far end a temporary fence conceals the footing, water pipes and electric of the summer house which has permissions. The plans are available upon request.

## The First and Second Floor 3 Bed Maisonette:

Light streams through this glorious apartment which combines classic elegance with a sophisticated lifestyle. Ahead, the living dining room is a classic beauty where twin, floor to ceiling windows in the east wall bring in the sun and French

doors open to the large balcony with sea views. Inside, the original, decorative ceiling soars, the Italian marble fireplace houses a wood burning stove which is surrounded by rare Delft tiles. Thickly carpeted, the floor has been raised slightly to protect the original floorboards, as throughout the building, and which also means that plug sockets can be flush with the floor.

Next door, looking over the garden the streamlined kitchen breakfast room has plenty of space for a family table by a fireplace. High end, the quartz work tops on shaker units look great but are also user friendly and integrated appliances include a Neff touch induction hob, a fan oven, microwave, a fridge freezer, a dishwasher, and plumbing and a washing machine.

Ideal for guests on the landing at the top of the stairs to the maisonette, so they can come and go without disturbing the rest of the house – and there's a w.c. next door- the first of the double bedrooms is light and airy with leafy views. The fireplace is a special one, containing tiles sourced from a Syrian palace by the vendor's uncle, who built and repaired museums, the only surviving feature of a palace subsequently destroyed by Isis.

Up on the second floor, the second of the double bedrooms has a stained glass door, historic fireplace, restful garden views and light fittings from the Guinness family's country home which the vendor is willing to discuss. Next door, a bespoke bathroom acknowledges the history of the house.

At the front of the house, the principal bedroom enjoys oblique sea views, a pot-bellied fireplace, hand basin with a cast iron mirror above it - and the morning sunshine. The bedroom behind has been thoughtfully designed so it could also be used as a glamorous dressing room with an en-suite which features a central hand basin set on a marble topped cabinet, wet room style shower and a w.c. tucked away.

With planning consent, the attic room, reached by ladder, has an escape window, power and a storeroom.

## The Lower Floor 2 Bed Apartment:

With its own, gated entrance and private patio, the attention to detail continues in this luxury apartment which is on the lower floor. Built in an age in need of natural light it has plenty of it and inside the open plan living dining room/kitchen is designed for a sociable lifestyle, flowing around a custom made central island topped by quartz. In keeping with the Regency setting, the range within the chimney breast is an Aga, but it's an easy electric one. The island, with ambient lighting, conceals a dishwasher whilst cupboards beneath the stairs which lead upstairs, hide plumbing and power for a washer and a dryer. The terracotta tiles have all been removed, cleaned and replaced with underfloor heating.

Ideal for sharers as the bedrooms don't share a wall, at the front, the first of the double bedrooms is light and airy with exposed brick and period fireplace and with a chic shower room close by and the second double at the back with a fabulous en-suite, (check out the Regency ship ports in the shower) you don't need to share a bathroom either.

## Vendor's Comments:

"The house is beautiful with oblique views to the sea or open views over the





garden. We wanted to keep the integrity of this rare, unspoilt house whilst making it a comfortable, contemporary home with versatile space. We have used only high quality fittings and craftsmen who are experts in their fields, and we hope that you will love it as much as we have. Some of the light fittings were installed by my aunt who was born here, and others have been carefully sourced from Regency homes. All have been repaired and re-wired and we are willing to discuss them staying with the house. A full list of the work undertaken can be supplied. We love the vivacity of the location and being able to walk to the sea or to cafés- and that we come home to peace and permit parking. Everything you can think of is on your doorstep whatever mood you are in, from quiet dining to arts venues."

**Good to Know:**

Sea and shops of Western Road 2 mins walk  
 Hove & Brighton Train Stations 6-7 mins by cab  
 St Anne's Wells Gardens 3 mins by car, 10 to walk

**Education:**

Brunswick Primary School  
 Hove Park, Cardinal Newman  
 BHASVIC, City College  
 Private Schools: St Christopher's Prep, Brighton College, Brighton Girls

Equidistant between the beach and Hove Lawns, which have friendly communities of dog walkers, runners, keep-fit clubs and festival events, and the great shopping, restaurants and theatres of Western Road this fabulous property is ready to walk into. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove and both Brighton and Hove Stations, with fast links to Gatwick and London, are easy to get to.



# Lansdowne Place



Approximate Gross Internal Area = 310.74 sq m / 3344.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.