



Blenheim Place, BN1

OIEO £765,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Blenheim Place, BN1

3 Bedrooms | 2 Bathrooms | 2 Kitchens | Roof Terrace and courtyard gardens | self-contained studio | 1280SqFt | Period features throughout

Set in the cultural heart of Brighton, just a few minutes from Brighton Station, close to the fashionable North Laine; this deceptively spacious and stylish three-bedroom Regency townhouse is a hidden gem.

Not only does it provide versatile living space in a superb location, but the potential is there to use the lower floor to generate an extra income from its self-contained studio apartment with its own street entrance. This could of course be incorporated as one, three-storey dwelling as the staircase has been retained and the potential for reconfiguration is huge. It is currently run as a successful Airbnb holiday let, but equally would be ideal for families looking to live with elderly relatives who seek the security of being nearby while keeping a level of independence, or for young adults returning home after flying the nest

You can enter down a few steps to the lower ground floor, or up a few steps to the raised ground floor entrance, depending on how you are using the space. Starting with the latter, you are welcomed first into an entrance hall, and then to the first living room to the right. From here it is clear the house is far more spacious than its sweet exterior implies, stretching back through the kitchen and bathroom with gracefully high ceilings. French doors make the space double aspect, opening to a delightful courtyard garden where natural light streams in from the south through the bow window, dressed in café shutters for added privacy. There is an open gas fire to warm you during the cooler months, and ample space for comfortable seating and formal dining in each side of the room. In keeping with the period of the property, traditional bookshelves and cabinets have been built-in along the westerly wall, and the floors are wooden throughout.





ASTON  
VAUGHAN

ASTON  
VAUGHAN

Easily accessible from the dining area; the kitchen has bespoke, retro furnishings forming freestanding units, into which the sink and other appliances have been fitted. Some pieces are vintage and therefore negotiable as to whether they will stay, but being moveable, this room could just as easily be used as a study with the main kitchen downstairs.

To the rear of the house, the bathroom has a contemporary finish with urban concrete wall tiles alongside those in a Regency Fleur de Lis print alongside the shower over the bath. From the kitchen you also have access to the patio area which has a reinforced glass floor panel bringing light down to the lower level, but also has plenty of space for dining alfresco during the summer.

Stepping up to the first-floor landing, the generous roof terrace is a delightful urban escape, with views over rooftops to the east and west and a seating area bathed in sunshine. This can be seen from bedroom two which also overlooks the patio garden and is a double room with a calming décor and plush carpet underfoot. This is also found in the master bedroom spanning the front of the house and has two full height wardrobes built into the alcoves. Sharing the southerly orientation of the living room below, this is a tranquil and sunny room, and being peacefully positioned away from the traffic of the city ensures you a restful night's sleep.





#### Lower Ground Floor Apartment:

A lockable door leads from the kitchen to the lower ground floor staircase where the studio flat very large open plan space is currently being used as a successful one-bed holiday let. This is a fantastic size with clearly defined areas for sleeping, relaxing and dining. Partially open to the room is the beautifully designed kitchen which is on trend with white units topped with bamboo worktops. Below these, the dishwasher, fridge and freezer have been integrated, while space has been left for a washing machine and a cooker, lit from above by the vast skylight. The chic shower room sits at the far end having been recently totally refurbished, tanked and tiled to include an Aqualisa power shower to guarantee hot water when you need it. The main even however, is the set of stained-glass windows, recovered from the London Coliseum Theatre which are simply stunning, bringing colour and style to the space. There is also access to a second patio a small lightwell to bring additional air flow throughout.

#### Vendor's Comments:

"There is a wonderful energy to this area of the city, with a real sense of community and a lovely mix of families and professionals. We have enjoyed living so centrally as you can walk everywhere, and the location has always been one of the plus points for my guests in the holiday let. This house still has so much potential, and it's also a part of the city's rich history, so we will miss it hugely."





## LOCATION GUIDE

### Education:

Primary: Middle Street Primary  
Secondary: Varndean or Dorothy Stringer,  
Cardinal Newman RC  
Private: Brighton College, Windlesham Prep

### Good to Know:

With North Laine neighbours and The Royal Pavilion and Brighton Beach on your doorstep, you could not be better placed to experience the quintessential Brighton Lifestyle. This beautiful and unique Regency home is situated in a popular area with the city centre shops and the beach nearby. Theatres, museums and parks are also within easy reach, and this spacious home also offers easy access to Brighton Station with its regular, fast links along the South Coast and to both universities, airports and London. Outside your door, the bus network is akin to the London Underground – taking you throughout the city and beyond from your front door, and the cycle paths are excellent from here. With several ‘outstanding’ schools in catchment, this is the ideal home for families, investors, commuters and professional sharers alike!

# Blenheim Place



Lower Ground Floor  
Approximate Floor Area  
453.16 sq ft  
(42.10 sq m)

Ground Floor  
Approximate Floor Area  
460.48 sq ft  
(42.78 sq m)

First Floor  
Approximate Floor Area  
367.26 sq ft  
(34.12 sq m)

Approximate Gross Internal Area = 119.0 sq m / 1280.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.