



Lansdowne Place, Hove, BN3
Guide Price £1,500,000 - £1,750,000

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Sales and Lettings

INTRODUCING

Lansdowne Place, BN3

7 Bedrooms | 4 Bathroom | 3 Reception Room
2968Sq Ft | Hove area | Self-contained Flat

Elegant, incredibly spacious and brimming with potential to add value, this Grade II listed townhouse is spread over five substantial floors offering versatile living accommodation to include a self-contained apartment on the lower ground level. Above this, the main house boasts five double bedrooms and a single bedroom and three large reception rooms including a drawing room. Throughout the property, the decoration is smart yet neutral with some modern fixtures and fittings, alongside period fireplaces in the principal rooms. While it is ready to move straight in to, it is also a blank canvas, so there is plenty of scope to put your own stamp on the place.

While many of these beautiful buildings have been converted into generous apartments, this house is unique as it is predominantly one dwelling. The staircase to the lower ground level could be reinstated to create one single property if desired

The scale of this magnificent home impresses from the moment you step foot through the door. It is a wonderful space to return home to each day, where the ceilings soar with decorative corbels and your line of sight takes you through the depth of the property. A single mahogany banister rises through all four floors on this level in one continuous curve and deep, midnight-blue carpets have been laid throughout.

There are two vast reception rooms on the ground floor level which have been opened to allow natural light to flow through from east to west. They have distinct uses as a formal dining room and a homely living room, but they are versatile depending on need. The skirting boards are deep and tall sash windows follow the curve of the building to the front, bringing in a beautiful afternoon light.





Along the hall, the kitchen has been modernised with plenty of storage in white gloss units running the full length of the space at both base and wall levels. Within these, the oven, gas hob and dishwasher have been integrated and industrial style open shelving in stainless steel has been erected for pans, giving it the feel of a professional kitchen. To the rear, a utility room has space for a washing machine, tumble dryer and an additional tall fridge freezer, it also houses the powerful yet ecological Worcester water heating boiler and gas central heating systems

From here, you step out to the upper walled courtyard garden which offers a delightful spot to sit outside during the spring and summer. Shingle flooring is reminiscent of the beach at the bottom of the road, and it is incredibly peaceful with space for dining alfresco. It has been well-maintained but is nicely low-maintenance for those with a busy lifestyle.

From the first-floor half landing, the first bathroom sits to the rear of the house and is a fantastic size with a glass door shower cubicle and a bathtub and two tall heated towel rails to warm the space. A deep cupboard is accessible from the landing, ideal for household items to ensure the rest of the house remains clutter free. A few steps lead up to the first of the double bedrooms which is a lovely double room with high ceilings and peaceful garden views.

As was always intended, the drawing room is on the first-floor where the ceiling is at its highest and floor to ceiling windows almost cover the westerly wall bringing in a wonderful afternoon light. These open to three small Juliet balconies, so you can sit with the windows open during summer allowing the cool coastal breeze to flow through the house as you watch the world go by below you. Inside, there is ample space for comfortable furnishings for relaxation or entertaining, and a grand marble fireplace takes centre stage. From the second-floor half landing a Double bedroom sits peacefully to the rear of the building.

The Master bedroom can be found on the second floor next to another large family bathroom which benefits from two shower cubicles, saving precious time for families in the morning. The master bedroom follows the generous curve of the building giving it a huge amount of floor space. The original door between the bedroom and the bathroom next door could easily be reinstated to create a Jack & Jill style en suite.

The third floor has three further bedrooms, one of which is a large single room, while the other two are double, all sharing one smart bathroom which has a shower over the bath.





Lower ground floor apartment:

Entirely self-contained from the main house, the lower ground apartment makes the ideal investment as it can be let out with ease to start generating an income as soon as you move in. It is ideal for families looking to live with elderly relatives who seek the security of being close by, while keeping a level of independence, or for young adults returning home after flying the nest.

You enter a long hall with the main bedroom to the right. Natural light streams in via a large picture window on the westerly wall, while the lower ground position allows for some privacy. The bathroom is next door for convenience with a full bath suite and a shower over it.

French doors lead out to the newly decked, courtyard garden from the living room, almost doubling the entertaining space during the warmer seasons while remaining completely private. Inside, there is space for relaxation, dining and entertaining, while nearby, the kitchen is well-equipped with appliances and storage. In addition, the flat has its own gas central heating system, separate from the main house.





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Vendor's Comments:

"This is an exceptionally spacious property, perfect for large family living and gatherings or just friend get-togethers. Brighton activities and attractions are nearby including numerous restaurants, shops and cafes. Having a large Townhouse with Brighton beach and Hove lawns on the doorstep is simply amazing."

Education:

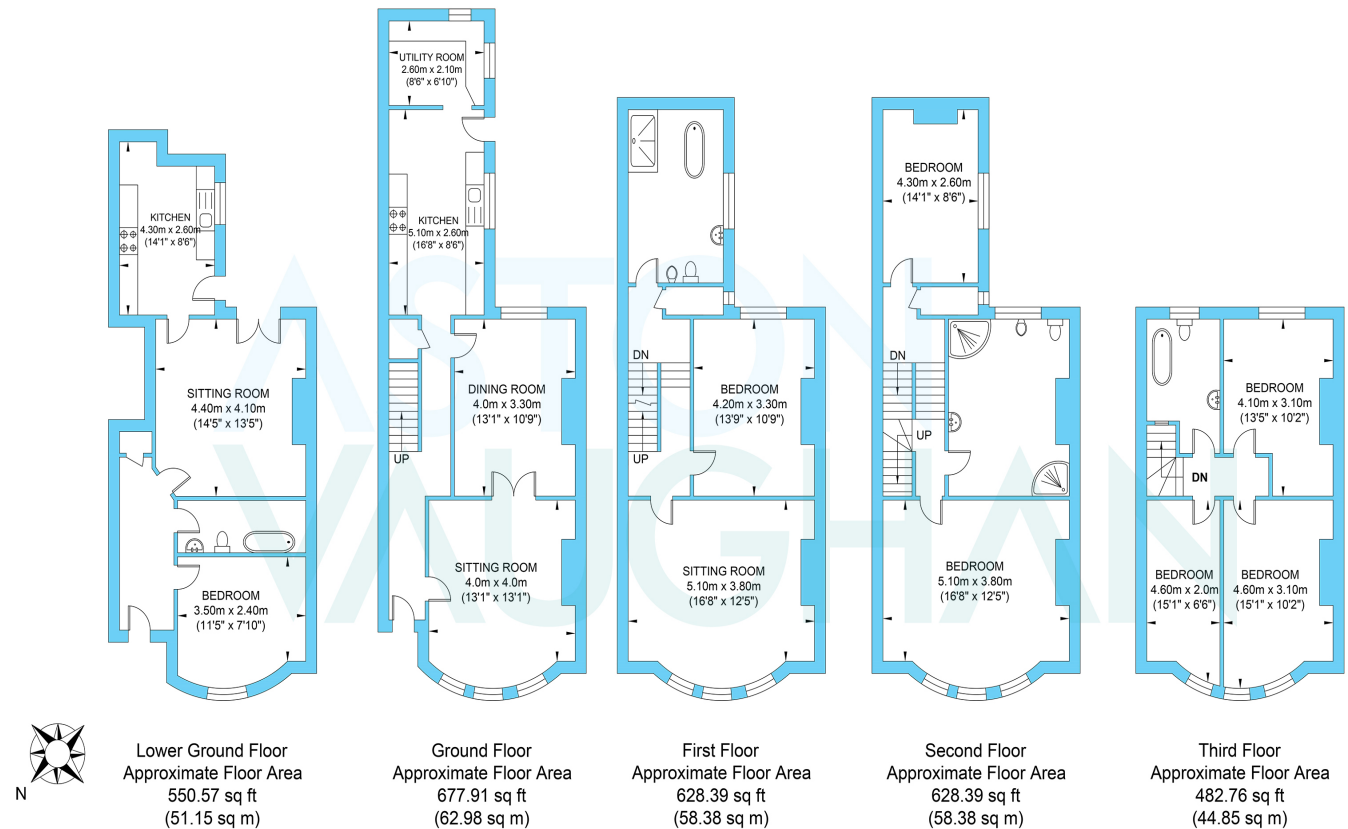
Primary: Brunswick Primary, St Mary Magdalene RC

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Windlesham, Brighton Girls School

Brunswick Town was the grand design of renowned 19th Century architect Charles Busby and was to be a 'new town' for all levels of society, built around the regal homes of Brunswick Square. The townhouses of Lansdowne Place were built between 1830-40, bearing the same curved facades in magnolia cream with striking architectural features and gleaming black ironwork. Having been beautifully maintained over the years, they are now protected by their Conservation Area, Grade II listed status.

Lansdowne Place



Approximate Gross Internal Area = 275.74 sq m / 2968.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.