



Chichester Terrace, Brighton, BN2
Guide Price £1,250,000-£1,350,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

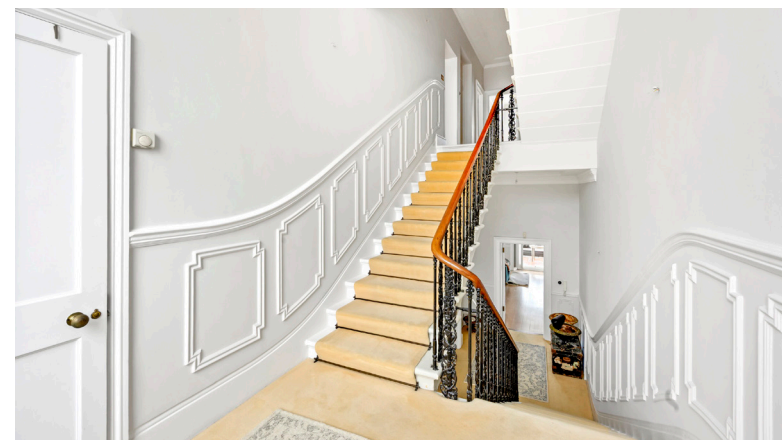
Chichester Terrace, Brighton, BN2

4 Bedrooms | 2 Bathrooms | Large First Floor Living Room
2649 Sq Ft | Sea Facing Balcony and Belvedere
Private access to Kemp Town Enclosures

Opposite the sea with use of listed gardens with a tunnel to the beach this rare, 4 bed maisonette has a south facing balcony and a belvedere with panoramic views. Seriously exclusive, Grade I listed Chichester Terrace forms part of Thomas Kemp's Regency vision of 'Belgravia by the Sea'. Over four levels this property feels like a house as the front door (on the ground floor) opens to the original Regency staircase, now with a private lift tucked at its foot. All the rooms have magnificent proportions and period features include marble fireplaces. In fashionable Kemptown with an al fresco lifestyle, it's ideal for professionals, families and investors as the County Hospital is an 8 min walk and outstanding schools including St Luke's and Brighton College are within a 2-5 min drive. The Royal Pavilion, surrounding arts venues and picturesque Lanes are a seafront 25-30 minute stroll approx. 6 by cab and Brighton Station's direct trains to Gatwick and London are 5-8 mins by car.

Inside delivers a fabulous lifestyle which begins with a private lift to deliver you to the heart of this majestic home - if you can resist the sweep of the staircase. On the first floor, an iconic reception with glorious detail sweeps out to a balcony with uninterrupted views of open water. The elegant Belvedere with a door to the balcony is currently a family room, but would also be an ideal spot from which to work from home, and the stunning kitchen dining room has high-spec fittings. On the upper two floors all 4 bedrooms are spacious doubles. The quiet guest room is by a bathroom, the second bedroom is private on its own level with a mezzanine above it whilst the romantic principal, which has a chic en-suite, looks out to sea as does the double sized nursery/dressing room next door.

Kemptown is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as a small supermarkets and pharmacies. A few mins from the heart of the city, the Marina or the South Downs National Park by car, it is bordered by beaches with volleyball courts, a playground, a yoga centre and a Lido to enjoy.





Introduction:

This impressive Grade I listed terrace was the last to be completed in the Kemp Town Estate built for Thomas Kemp in 1825, and faces the sea. Set back from the coast road by a wall, gardens and service road with plentiful permit parking, these glorious buildings have giant doric porches surmounted by belvederes and the secure communal entrance is beautiful. You get a real sense of the original house when you open the ground floor front door to this property to a spacious hallway and the original Regency staircase (now with a discreet lift at its base) which sweeps up to a landing so broad there is a large guest cloakroom tucked away.





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The First Floor Reception and Belvedere:

With triple windows which rise from floor to ceiling along the front of the building to frame the unique setting, the grand reception can't help but impress. flowing out to a wrought iron balcony with uninterrupted sea views. Solid wood is under your feet whilst high above your head the delicate, decorative ceiling remains intact. A room to savour, there is a marble fireplace carved with shells at one end of the room and classic, handmade cabinets at the other.

The third set of French doors, which all have their original shutters, open to the spacious belvedere with a 'Pavilion' roof, Mediterranean tiles and panoramic views which reach from the Marina in the east to the Pier in the west.



The Dining Room with Kitchen, the Utility:

Private at the back of this classically beautiful building, friends and family can dine in style in the spacious kitchen dining area, beneath an original frieze and there are glass shelves in a traditional bookcase.

Well designed, with a central 'clearing' area between the dining table and pocket doors to the reception, the high-spec kitchen has custom coloured units topped by glittering working surfaces. Integrated appliances are high-spec and include a Neff touch induction hob, micro-combi oven plus a fan oven, a fridge, a freezer and a dishwasher, and there is a utility room on the next landing.





The Guest Bedroom and Bathroom

On the second floor, quiet and private at the back, the first generous double bedroom is ideal for guests with calm decoration and open views, as well as easy access to a stylish modern bathroom next door.

The Principal Suite and Nursery/Dressing Room/Third Bedroom

Full of the sea and the sky, you can unwind enjoying this unique, coastal setting in the beautiful principal suite – even from the bed. With the graceful proportions only Regency properties provide, the room is very restful and has a limestone fireplace. A soothing sanctum, the en-suite shower room is chic and contemporary with a dual head system, vanity unit and lit mirror as well as a warming rails for towels.

A connecting door opens to the third double bedroom with plenty of space and sea views. Used as a nursery, it is large enough for a double bed but could also be a glamorous dressing room.

The Fourth Bedroom

On its own level, so private within the home, the fourth double room has fascinating views across the evolving architecture of Kemptown. Simple but stylish it is split level with a large mezzanine overhead, this versatile room is light and airy.





The Balcony and Gardens

With space to entertain, the balcony faces south for uninterrupted sun and views over open water. You will also have use of the 7.5 acres of listed, gated gardens with a tunnel to the beach for sole use of the residents of the Estate for a small annual fee.

What the owner says:

“The property is beautiful with open views to the sea or of the garden from every room. We wanted to keep the integrity of this rare, unspoilt home whilst creating a comfortable, contemporary home and we hope you will love it as much as we have. Close to the Dome, theatres, the Royal Pavilion, its gardens and winter skating ring friends love to visit at any time of year and they enjoy the secure, gated gardens too where we can eat and watch the children play. There are plenty of activities for any age group along the seafront opposite or in Queen’s Park which is just a short walk, and Kemptown has something for everyone from enjoying picnics on the beach, exploring the beach bars or enjoying the vast choice of restaurants and festivals.”



LOCATION GUIDE

Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

Education

Primary: St Mark's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

Private: Brighton College, Roedean, Lancing

Location Guide

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes and in the fashionable central shopping districts. All are easy to reach from this Grade I listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and excellent schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket. The South Downs, Queen's Park and a 72 par golf course are ten to fifteen minutes' walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.



Chichester Terrace



Ground Floor
Approximate Floor Area
242.08 sq ft
(22.49 sq m)

First Floor
Approximate Floor Area
1197.05 sq ft
(111.21 sq m)

Second Floor
Approximate Floor Area
1089.30 sq ft
(101.20 sq m)

Third Floor
Approximate Floor Area
121.09 sq ft
(11.25 sq m)

Approximate Gross Internal Area = 246.15 sq m / 2649.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

