



Adelaide Crescent, BN3

Guide Price £525,000-£550,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Adelaide Crescent, BN3

2 Bedrooms | 1 Reception Room | 1 Bathroom | 912 sq ft |

Beautifully presented and naturally light, this third-floor apartment sits elevated within a striking Regency townhouse on Hove's impressive Adelaide Crescent looking out over its garden enclosures to the sparkling sea and promenade to the southeast. Having been renovated in recent months, the interior is fresh and modern to suit all styles of furnishing while allowing new owners to move straight in with ease.

Sweeping down from Palmeira Square, this apartment is brilliantly located in the city for easy access to the social and cultural centres of both Brighton and Hove. The shops and restaurants of Church Road and Western Road are a stone's throw away, as is the beach which is a joy at any time of year for sea swimming and blustery walks.

The grand townhouse in which this apartment sits is formed within the westerly wing of the crescent facing east. Rising six storeys, it is an impressive building adorned with the

architectural features of the Regency era which continue through the portico entrance to the communal stairwell rising to the third floor.

Stepping inside the apartment, it has clearly been renovated to a high standard, using a cool, neutral palette. The entrance hall feels spacious with a cupboard for housing coats and shoes to ensure it remains clutter free. From here, the eye is drawn first to the living room spanning the front of the building with two tall sash windows framing incredible land, sea and skylscapes to the east. Vibrant greens from the garden enclosures meet the blues of the sea beyond the prom, forming an ever-changing backdrop to the room. Inside, there is ample space for entertaining and relaxation by the contemporary fire, or for formal dining alongside the kitchen which is recessed but open to the room.









Well-designed for the space, the cabinets are base level with shelving above to open the room. Shaker units are paired with stainless steel drawers and granite worktops which bring both form and function to the space, while the appliances are fully integrated.

Moving through the apartment, the bedrooms sit peacefully to the rear of the building, enjoying views over neighbouring gardens and historic architecture. Both rooms are generous doubles, making them ideal for professional sharers or couples seeking a spacious home office. Each benefits from built-in wardrobes, while the principal bedroom also enjoys direct access to a substantial west-facing fire escape area, which has previously been styled as a private outdoor seating space – perfect for catching the last of the summer sunshine in comfort.

Both rooms share use of the modern bathroom which has a shower over the bath, while the WC is usefully separate between the bedrooms, so they don't share a wall.



Vendor's Comments:

"This is such a cool apartment with plenty of character and the views never tire as they change constantly with the time of day, becoming particularly beautiful at sunrise and sunset. The building itself has an air of grandeur which is always a joy to return home to, and there is an amazing energy to Brunswick Town which is unique within the city."

Education:

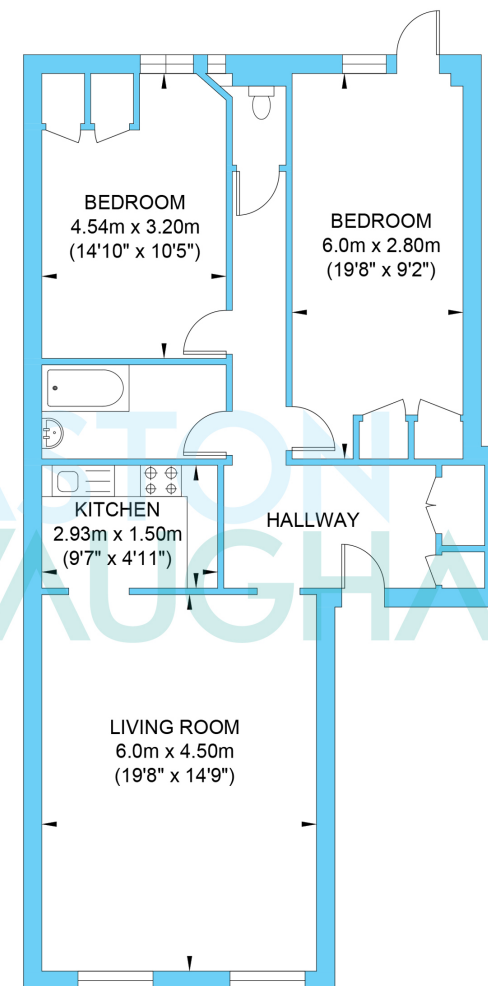
Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep.

Built and completed in the 1850s to echo the Nash developments in London, these Regal homes were putting Brighton firmly on the map as one of the most desirable places to live outside the capital. Almost two centuries later, they continue to attract people to the city, now containing beautiful apartments surrounding manicured gardens close to the sea and promenade.

This peaceful flat is brilliantly situated with its glorious garden enclosures to be enjoyed and the beach on your doorstep. You can stroll into the city where you'll find theatres, museums, cinemas, gyms and more or you can jump on a bus taking you up onto the South Downs for a change of scenery. Brunswick Town is home to some amazing boutique shops, galleries, cafes and pubs, plus you can eat your way around the globe at the array of restaurants on both Western and Church Roads.



Ground Floor
Approximate Floor Area
912.13 sq ft
(84.74 sq m)