



Bloomsbury Place, BN2
£1,250,000

ASTON
VAUGHAN

INTRODUCING

Bloomsbury Place, BN2

5 Bedrooms | 3 Bathrooms | 1 Large Open Reception Room |
Self-contained 1-bedroom LGF apartment | 2250 Sq Ft | 2 patio
gardens and a roof terrace

Bloomsbury Place is a quiet no-through road with Kemptown Seafront visible from the front of this magnificent Regency home. You can almost hear the wash of the waves from the front door, beckoning you down during summer for sea swimming or drinks and dinner on the newly regenerated prom.

Standing five storeys tall, bearing the classic architectural features of the Regency era, this property is immediately impressive with glossy black railings and an air of grandeur. Uniquely, this house has retained much of its original layout and character, with many modernisations designed to be in keeping with its 19th century beginnings. The lower ground floor has been converted into a generous one-bedroom flat, ready as a rental investment or for family members looking to live close by – although the staircase between the floors has been retained, linking the flat to the main body of the house.

A house of this size offers versatile living space for professionals and families alike who will also appreciate the seaside location close to award-winning schools and transport links in and out of the city. Just a few minutes away on foot, you will find yourself amongst the diverse and stylish mix of boutique shops, cafes, restaurants and bars of Kemp Town Village, plus Brighton's North Laine and Station are within walking distance, so this house occupies some of the most sought-after land in the country. More recently, the seafront and historic promenade have undergone some renovation to include Sea Lanes outdoor heated pool, Beach Box sauna and Brighton Beach House members club from Soho House – all just a few minutes away.





This property has clearly been well-maintained over the years by the current owners using a timeless palette and fine quality fixtures and fittings, creating a blank canvas for the next occupiers who won't need to change a thing unless they wish to put their own stamp on the place.

The stunning set pieces designed and built by Charles Busby during the 1820s were inspired by the earlier Nash developments in London. Their decorative plasterwork, pretty, black railings and grand cream facades have put Brighton on the map for many years as the place to live outside the capital. Traditional tiled pave the way to the front door, opening to an elegant entrance hall where the ceiling soars and the scale of the building becomes apparent. Wood floors are paired with delicate dove-grey walls creating a fresh and soothing space to return home to each day. This calming palette flows into the living room and dining room to the right.

Impressive, with high ceilings and dual aspect windows to bathe the room in natural light, the living room and dining room offer ample space for entertaining in style or relaxing with the family. During winter, the fireplace is open to bring warmth to the room, while in summer the front sashes allow a cool coastal breeze to flow through. The bay is shuttered to give privacy from the street – although it is incredibly peaceful for somewhere so central with very little footfall other than neighbours. To the front of the room is space for generous soft furnishings while the rear of the room has space for a dining table to seat eight, ideal for dinner parties or large family meals.

Beautifully appointed, using a modern take on a period scheme, the kitchen has a modern range cooker situated in the original hearth and traditional Shaker cabinetry set below white Corian worktops. Below these, the fridge and dishwasher are integrated, alongside ample storage and space for a kitchen table for informal meals. A deep bay at the far end of the room allows natural light to filter through from the west while a door allows access to the patio garden which becomes a welcome extension of the home during summer for drinks and dinner alfresco. It is paved for easy maintenance and has tall white walls to bounce the light around. It would be simple to add colour and scent with potted plants if desired.

Mirroring the Living room and dining room below, the principal bedroom spans the first floor where the ceilings are even higher and the windows full height with sashes opening to a full width Juliet balcony. Two rooms have been opened to create one large and elegant space with a dressing room to the rear and relaxation space to the front. Even with a king size bed, the floor space is not compromised allowing for a seating area, if need be, within the deep bay. Two fireplaces add decoration and character to the room, to be used as mantels for ornaments to decorate the space. A useful separate WC is easy to access on the half-landing.



To the rear of the first floor, a sweet study room is peacefully tucked away, ideal for those needing to work from home. It would also work well as a child's room, close to their parents when waking at night, or as a hobby room with a door leading out to the roof terrace. Out here, you can hear the call of the gulls, yet you feel miles from the city centre. It is private and sheltered with a westerly aspect to enjoy sunsets with a sundowner during summer.

Continuing in the same elegant palette and style, the second-floor bedroom is another substantial double room with an easterly aspect and sea views from its wide bay window. With the main bathroom completing this floor, it feels like a second principal bedroom en suite with the bathroom easy to access across the landing. It has spa-like qualities with a freestanding roll top slipper bath offering a modern take on the period style. A separate double shower allows a speedy morning routine, and a

Elevated higher on the top floor are two further double bedrooms with built-in wardrobes, period fireplaces and charming views over the historic landscape. They share use of a modern shower room lined in slate grey tiles with a roomy cubicle and ample storage below the basin. Positioned at the top of the house ensures a truly peaceful and rested night's sleep.

The lower ground floor can be completely self-contained with its own street entrance and access to a rear patio. To the front, the double bedroom is perfectly private from the street, while the living room sits centrally to the apartment and has ample space for relaxation and formal dining in front of an entertainment wall. There is easy access to the kitchenette and utility room which leads through to a modern shower room and access to a private patio area with space for summer seating and plants to climb up its tall walls bringing colour and fragrance to the space.

Perfect as an extra income, the flat can achieve £1250 rental income PCM, or it would be ideal for au pairs or for family members looking to stay long term.









Vendors' Comments:

"We have adored living here with the beach on our doorstep and the wonders of Kemp Town 'Village' on our doorstep. There is a welcoming energy to the area and its steeped in history, so you can't help but feel a sense of grandeur every time you come home. The seafront here has seen a huge amount of regeneration with Sea Lanes open air swimming pool and the reopening of the Reading Room Community Hub & Café and you can stroll along the prom with ease into the city centre for a night at the theatre. We no longer need the space, but we will be sad to leave."

Education:

Primary: Queens Park Primary, St Luke's Primary Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC Private: Brighton College, Brighton College Prep, Roedean School

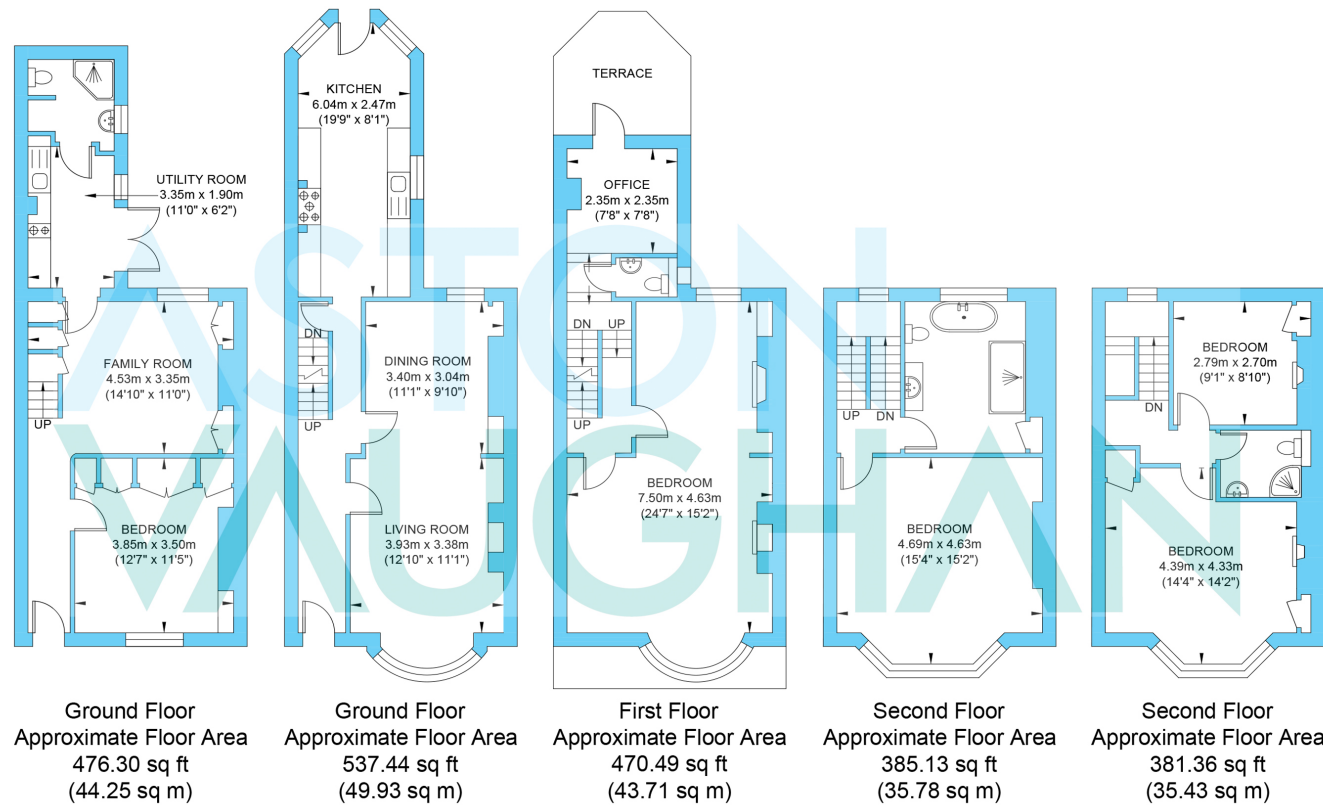
Good to Know:

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital.

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier with the newly restored Reading Room Community Hub & Café looking out over the beach. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.



Bloomsbury Place



Approximate Gross Internal Area = 209.10 sq m / 2250.73 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.