



Clifton Terrace, Brighton

Guide price £1,800,000 - £2,000,000



Property highlights

- Located in the Montpelier & Clifton Hill Conservation Area
- Ample living space covering 2900 sqft across four floors
- Grade II listed property with scores of character
- Modern decor whilst maintaining period features
- 5 well-proportioned bedrooms & 3 modern bathrooms
- Two reception rooms, a games room, and separate utility
- Davenport kitchen with breakfast bar
- Versatile triple garage
- Private patio garden & access to communal gardens
- Chain free

Guide price £1,800,000 – £2,000,000. At the end of a handsome Regency terrace in central Brighton, this Grade II listed five-bedroom family home has been fully renovated from top to bottom, blending period elegance with modern living and private gardens.

The property

Once the original show home for this handsome Regency terrace, Clifton Terrace was built in 1846 by the Thomas Kemp family and it remains one of the most iconic streets in Brighton. Tucked just behind the buzz of the city centre, this elegant, double-fronted home is brimming with period charm, but step inside and you'll find a contemporary finish that feels calm, stylish, and completely at ease in its historic skin.

The house has been refurbished from top to toe, with care and imagination, and has been a loving family home for a number of years. Its generous 2,900 sq ft footprint includes five bedrooms, three bathrooms, two reception rooms, a games room, utility, and a versatile triple garage - a rare find in the heart of the city.

Ground floor

From the moment you arrive, the house feels welcoming. There are two ways in: the formal front door opening into a grand entrance hall, or a more relaxed route through the front patio and straight into the reception room. Whichever way you choose, you're immediately met with warmth. Parquet flooring with underfloor heating runs underfoot, while a striking fireplace with a log burner invites you to pause and settle in.

The Davenport kitchen sits just beside, beautifully classic in style yet designed for modern living. Granite worktops rest on soft neutral cabinetry, concealing integrated appliances, while a double Smeg oven and wine fridge make it as practical as it is elegant. It's a natural gathering place, perfect for both everyday cooking and evenings spent entertaining friends.

Beyond the kitchen, the games room (temporarily transformed from one of the garages) adds a playful energy, while the adjoining utility room keeps the practicalities of daily life neatly tucked away.

First floor

The elegant staircase is a true centrepiece, admired from every angle. Tall windows frame leafy views as you ascend, while chandeliers on each landing and a striped runner complete the look.

On the first floor, the main living room spans the full width of the house, with glorious outlooks across Clifton Gardens to the sea. Panelled walls and twin fireplaces define separate living and dining areas, creating a space that works just as well for entertaining as it does for quiet evenings by the fire.

To the rear, a study or guest bedroom offers a peaceful retreat, alongside a sleek bathroom with a walk-in shower.

Second floor

Upstairs again, three well-proportioned double bedrooms make great use of built-in storage, with big windows that let the natural light flood in. A luxurious family bathroom, complete with marble tiles and large rainfall shower, serves this floor.

Third floor

The top floor is dedicated entirely to the principal suite which is a true retreat tucked away from the rest of the house. Framed by long, panelled dormer windows, this room soaks up uninterrupted southerly views across the gardens and out to sea. Tucked beneath the eaves, cosy corners give the room a tranquil feel and the generous dressing area and ensuite bathroom, with both a walk-in shower and freestanding bath, add a boutique hotel finish to everyday living. This floor benefits from generous eaves storage.

Outside

To the front of the house, a private patio offers a layered outlook where you can soak up the fresh air and the gentle hum of the city. There's plenty of space for al fresco dining or simply stretching out in the sun on warmer days. Just across the road, the terrace enjoys private access to the community-managed gardens which is a peaceful green space perfect for reading, relaxing, or joining the occasional summer gathering with neighbours.

Additional property information

Property type: End-of-terrace house

Listing: Grade II listed

Tenure: Freehold

Council tax band: G

Parking zone: Y

Garden: Private patio & exclusive access to the communal gardens opposite, maintained for £170 a year

Entertainment: Integrated Sonos sound system on ground and first floors

The area

Set within the Montpelier & Clifton Hill Conservation Area, this home enjoys a peaceful setting in one of Brighton & Hove's most desirable neighbourhoods. Step outside and you are moments from everything the city is known for: independent cafés, restaurants, and boutique shops line the streets nearby, while the vibrant North Laine and the historic Pavilion Gardens are just a short stroll away. Seven Dials adds its own community feel with local pubs, bakeries, and shops, and St Ann's Well Gardens provides a leafy escape within easy reach. When you want sea air, Brighton's famous seafront with its pebbled beaches, lawns, and i360 is only an twelve-minute walk from your door.

Schools

Families are well served here, with an excellent choice of schools close at hand. Brighton Girls is just a few minutes' walk, while Brighton College is a ten-minute drive. Local state options include St Mary Magdalen's Catholic Primary, St Paul's C of E, and Cardinal Newman Catholic School, with BHASVIC Sixth Form also within easy reach. Whatever the age, education is well catered for.

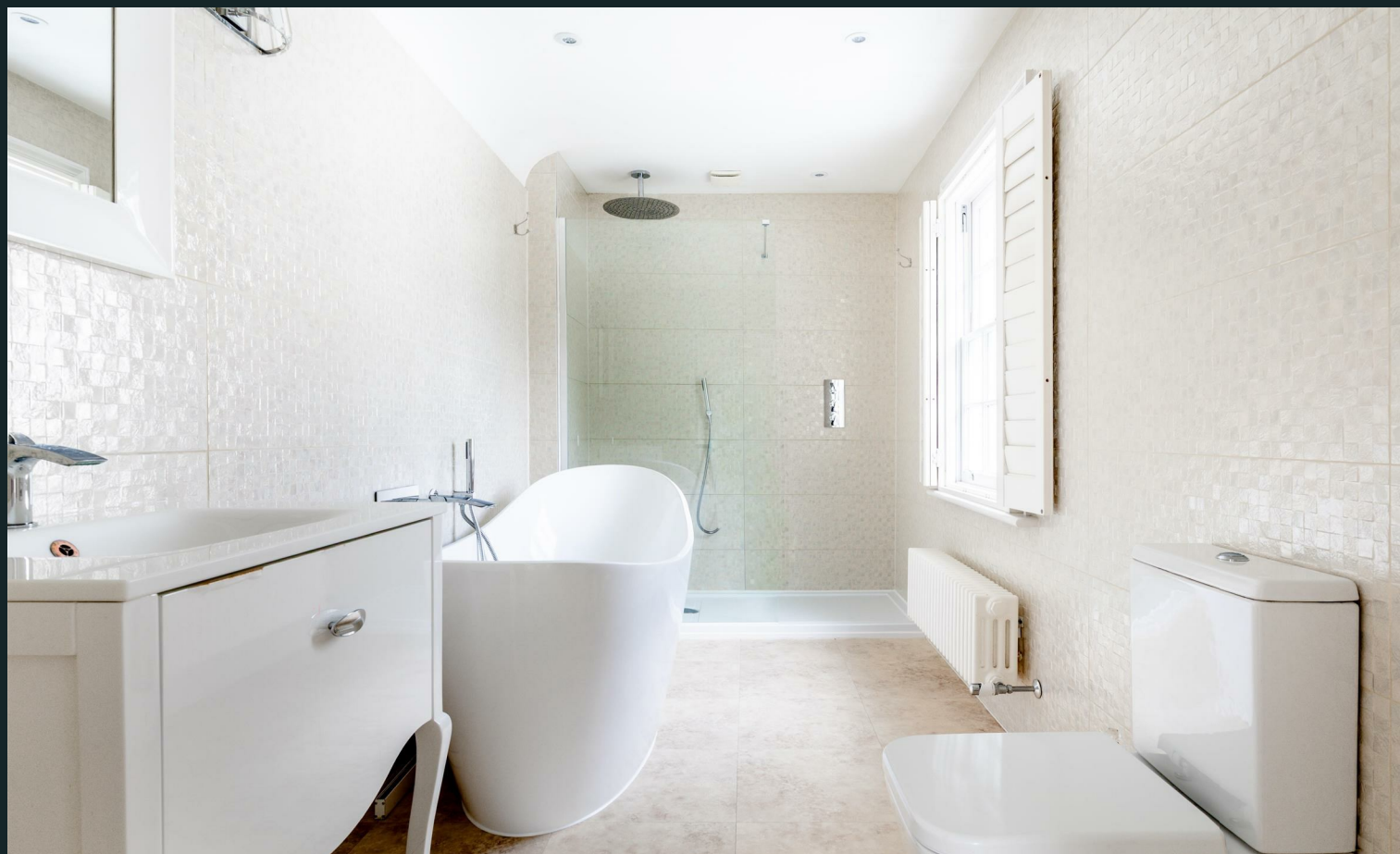
Transport links

Brighton Station is a ten-minute walk, making commuting straightforward. Direct trains reach London Bridge in just over an hour, and Gatwick Airport in around thirty minutes. For those with a car, on-street permit parking is available. Whether you are heading to the capital, catching a flight, or exploring the Sussex countryside, the connections could not be easier.





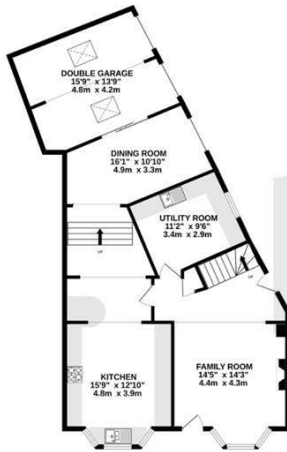




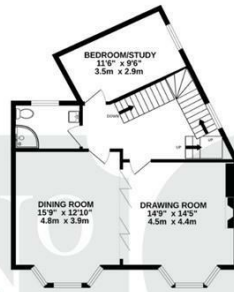




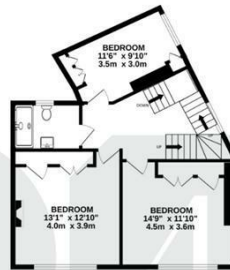
GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



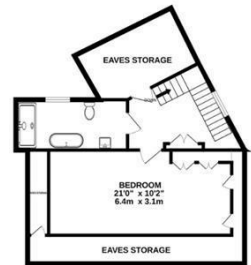
1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



2ND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



3RD FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 2906 sq.ft. (270.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 9 St Georges Place, Brighton, BN1 4GB.

