



Rugby Place, Brighton

Asking price £500,000



Property highlights

- Stylish three-storey period maisonette with contemporary design
- Peaceful no-through road moments from the beach
- Light-filled double-aspect living/dining room
- Handcrafted kitchen with sustainable materials and clever storage
- Principal bedroom occupying entire top floor with sea & Downs glimpses
- Versatile and spacious first-floor bedrooms
- Contemporary bathroom and understairs utility
- Raised cork flooring and bespoke built-in storage
- New double-glazed windows (2022) for comfort and efficiency
- Sunny front paved terrace framed with greenery

Stylish three-storey maisonette combining period charm and contemporary design, with three bedrooms, open-plan living/dining and a handcrafted kitchen in a brilliant coastal location.

The property

Stylish and sophisticated, this spacious three-storey maisonette blends original period charm with a contemporary touch. The current owner is a furniture designer, and you'll spot unique elements of their craftsmanship throughout - a modern aesthetic that sits beautifully within the home's heritage.

Tucked away on a peaceful no-through road, the property feels wonderfully quiet and private, yet it's perfectly placed for the very best of city and coastal living. Brighton's beaches are just moments away, with easy access to the city centre, local schools, and the ever-evolving Kemptown community. New double-glazed windows added in 2022 keep things warm, efficient and serene.

Inside, light pours through the home from east to west. The 22ft double-aspect living/dining room stretches from front to back and is a space made for slow mornings and sociable evenings. Raised cork flooring, a stunning period fireplace ready for a log-burner, and bespoke built-in storage all bring character, while a wide archway gently defines dining and lounging zones.

The handcrafted kitchen has been cleverly planned to make the most of every inch and pine plywood cabinetry, recycled plastic worktops, and integrated appliances (including a slimline dishwasher) combine style with sustainability. Clever understairs storage further enhances the practicality of this carefully designed space.

Upstairs, two light and airy bedrooms on the first floor offer flexibility - whether you need a guest room, nursery, home office or dressing room. The crisp modern bathroom features clean white tiling, and a clever alcove in the hallway houses a discreet utility area.

The principal bedroom spans the entire top floor and is a peaceful retreat with eaves storage, built-in cupboards and incredible natural light from two Velux windows. From here, you can catch glimpses of both the sea and the South Downs across the tops of the terraced houses - a daily reminder of what makes this location so special.

Outside, the frontage makes the most of the sunshine. A paved terrace framed by wrought-iron railings and climbing greenery provides a perfect spot for growing vegetables, a morning coffee or a glass of wine alfresco.

A note from the owners

We wanted a home within a short walk of the sea and South Downs, with a central feel and easy access to Brighton. The quiet street and friendly community, with children playing outside, has been lovely. We've enjoyed the recent developments along Marine Parade including SeaLanes, the new coffee spot at Temple, and a glass of wine with a sea view at The Reading Room. The attic bedroom views of the Downs and sea, together with the spacious, light-filled living areas, have made this a wonderful home.

Additional property information

Tenure: Share of Freehold

Council tax band: B

Parking permit zone: H

The area

Madeira Drive, just a short stroll away, offers a fantastic mix of attractions including the Volk's Electric Railway, Beach Box Spa, Sea Lanes, The Reading Room, Yellowwave Beach Sports and, of course, Brighton's iconic pebbled beaches. Brighton Racecourse and East Brighton Golf Course are also close by for those who enjoy sport, fresh air and panoramic views across the city and coastline. Brighton city centre, North Laine and South Lanes are all within easy reach, with an extensive choice of shops, nightlife, dining and entertainment. Nearby, Brighton Marina provides even more lifestyle convenience with waterfront restaurants, a cinema, bowling, David Lloyd gym and an ASDA superstore.

Schools

This property is ideally located for easy access to several outstanding schools. Nearby primary options include St Marks CofE and Queens Park Primary. For secondary education, Varndean, Dorothy Stringer, and Cardinal Newman are all within reach. Prestigious independent schools in the area include Brighton College, Brighton College Prep, and Roedean School.

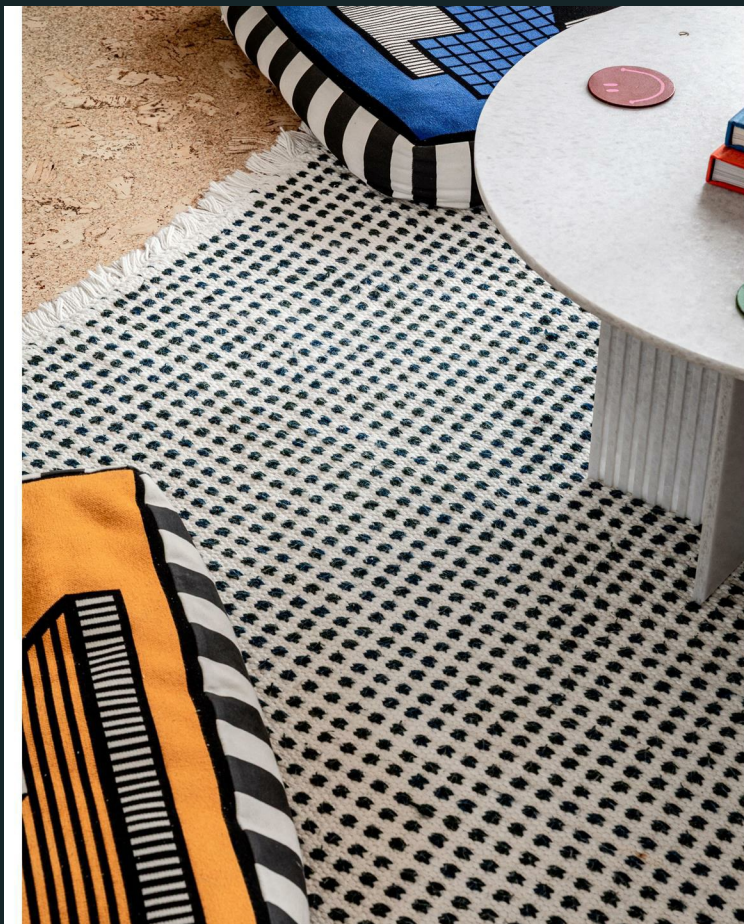
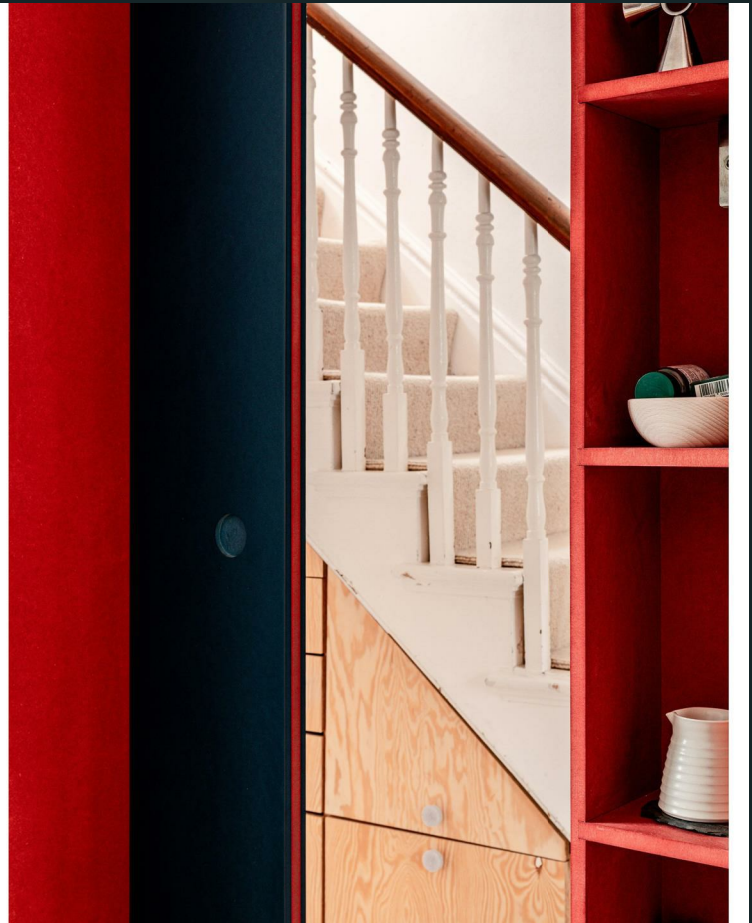
Transport links

Rugby Place is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that runs along the coast. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.







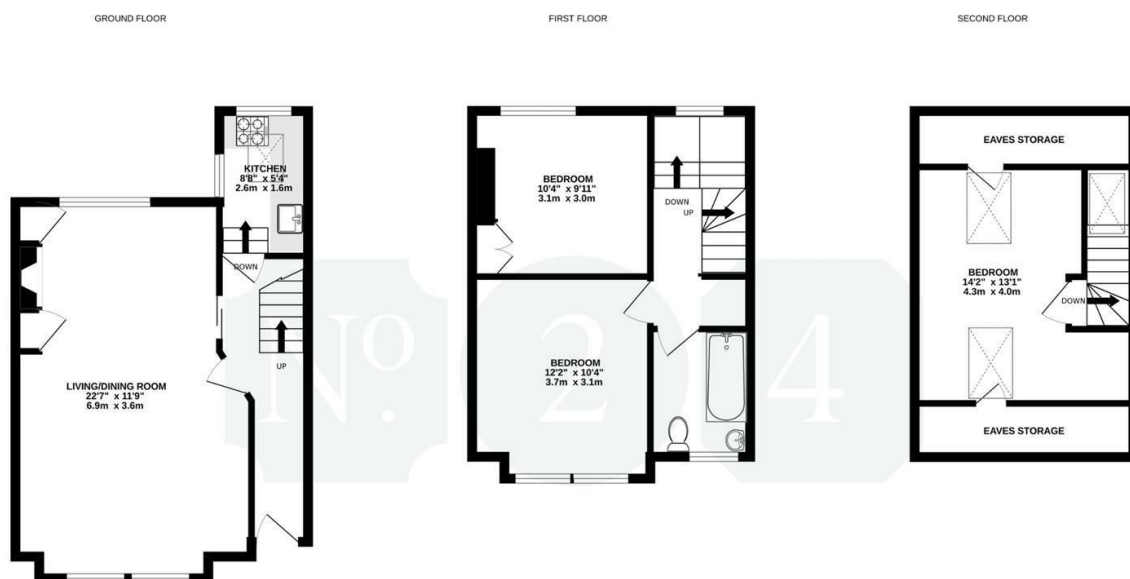












TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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