



Sillwood Place,
£465,000 - £475,000

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INTRODUCING

Sillwood Place,

2 Bedrooms, 1 Bathroom, 1 Large Reception Room 941 sq ft Regency Square Conservation Area

Renovated to exacting standards with a contemporary finish and an abundance of period features, this incredible ground floor apartment impresses from the moment you enter. It has elegant Regency proportions, two generous double bedrooms and a prime position within the Regency Square Conservation Area, meaning the beach, Brighton Station and the artisan shops, boutiques and restaurants of Western Road in Hove are literally on your doorstep. Soaring ceilings and a sizable entrance hall ensure this apartment feels light and spacious, and the quality of finish throughout means you can move straight in or let it out immediately with ease. Having been a successful holiday rental property in recent years, it is ideal for investors, but with an excellent school catchment, the space is versatile to suit families or professionals too.

Set within walled grounds, Sillwood Place is a private road flanked by mature trees and pretty floral verges making it attractive on the approach. This exceptional two-bedroom apartment is found within Sillwood Mansions which sit mid-terrace on the eastern side. These striking buildings are Grade I listed and were built in 1828-1829 having been designed by eminent 19th Century Architect, Amon Henry Wilds. They bear the architectural detailing of the period with Corinthian columns and oriental windows, which have been attracting people to the city for almost 200 years. While many have been converted into separate dwellings, they still command an air of grandeur, and this apartment is no exception





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It is formed within the rear ground floor of a substantial mansion house which is set back from the walkway behind a generous forecourt.

This apartment has access to a parking space for a minimal monthly fee which is a real bonus in an area where parking comes at a premium and there are waiting lists for permits. A wide path leads to the grand entrance below a domed portico entrance, where once inside the well-maintained communal hallways, the scale and beauty of the building become apparent.

Upon entry, it is immediately clear this apartment has been renovated by those with a keen eye for modern interiors, but also a respect for the exquisite character of the building. It is abundant with period details – particularly within the decorative leaded windows, and the original picture rails, deep skirtings, internal doors and ceiling panels have been retained throughout. These have been blended beautifully with a contemporary palette, and the result is exemplary.

Ceilings soar in the wide and welcoming entrance hall which has ample space for a sideboard and seating. There is a deep under stair and hallways cupboards for coats, shoes and household items to ensure the flat remains clutter free.

The hallway turns and stretches back through the depth of the apartment with both bedrooms running along the south facing side. These have plush carpet underfoot and cool grey adorns the walls while the woodwork is picked out in white. The principal bedroom is an elegant space, and while this is the larger room, both bedrooms are double making them ideal for professional sharers or families with children. Conveniently opposite, the shower room has been tiled to echo the floor, and has a double width, rainfall shower cubical, a tall, heated towel rail and a contemporary vanity unit below the basin.

Spanning the far end of the apartment is the dual aspect living and dining room which has direct access to the separate kitchen. There is ample space for entertaining, relaxation and formal dining in here, and a feature wall in split-face quartz and atmospheric lighting provide a stylish and glamorous finish. High gloss kitchen units house the fridge, washing machine, slimline dishwasher and induction hob, while the dual ovens/microwave have been placed in a tower to for easy access.





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Vendors' Comments:

"This area has such a rich history, and the buildings are so grand, you cannot help but feel a bit special every time you walk in. This apartment is also incredibly light as it has plenty of glazing on its southerly side, and while it is brilliantly central, it is tucked away so it is very peaceful too."

Education:

Primary: Brunswick Primary, Middle Street Primary School
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC Private
Brighton College, Lancing College Prep, Brighton Girls

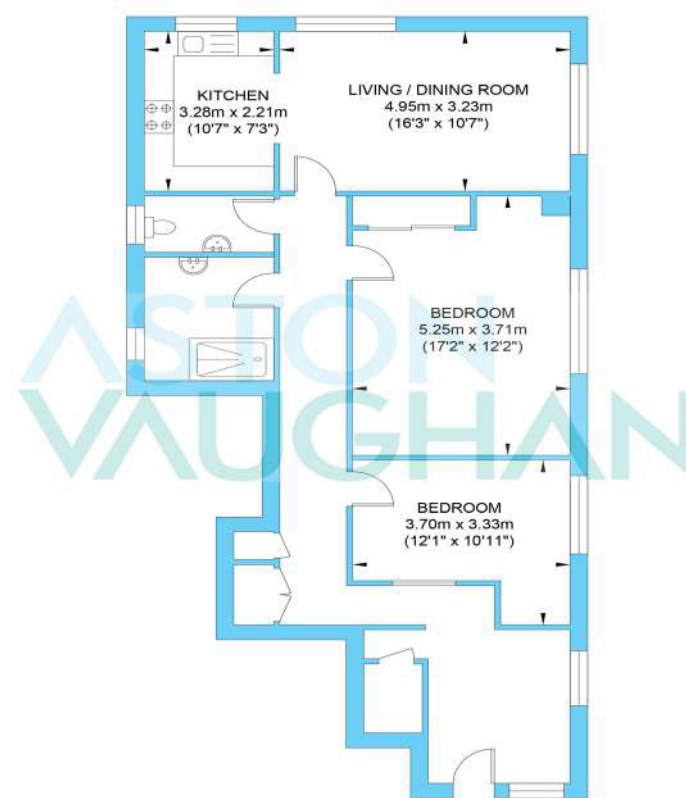
Good to Know:

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 beautiful town-houses rose up from the seafront along Brighton's famous coastline to meet the thoroughfare of Western Road which remains to this day a vibrant and exciting part of the city. These elegant properties have put Brighton on the map as one of the most sought-after places to live outside London - with the fresh sea air and the wonderfully diverse and artistic culture surrounding them, a welcome bonus.

Positioned within minutes of Brighton City Centre, the beach and Hove's boutique shopping and Michelin Star restaurant scene, it is perfectly placed for professionals and families alike. Brighton Mainline Station is just 15 minutes on foot or hop on any number of buses which stop on nearby Western Road where there is a plethora of shops and amenities. The local schools are amongst the best in the city, to include the award-winning Brighton College and Brighton Girls, and the state schools are also highly acclaimed. Easy access to St Ann's Well Gardens and the seafront garden parks will also ensure this apartment appeals to families looking to live in the urban heart of the city.



Sillwood Place



Ground Floor
Approximate Floor Area
941.19 sq ft
(87.44 sq m)

Approximate Gross Internal Area = 87.44 sq m / 941.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.