



Arundel Terrace, BN2

£2,000,000-£2,250,000

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EXQUISITE

INTRODUCING

Arundel Terrace, Brighton, BN2

Exquisite period detailing, opulent Regency styling and sensational views come together in this beautiful townhouse on Kemptown Seafront. While it is a freehold property being sold on a single deed, the ground floor has been converted into a self-contained one-bedroom apartment providing an additional income as a holiday let. Within the upper maisonette, the top floor is ideally laid out for longer term lodgers or au pairs with a separate kitchen and two double bedrooms, creating versatility for any new owners.

It has been a much-loved home for many years, evolving over time to suit the needs of the current owner, yet it would be easy to re-convert the space to create one large single dwelling for families, spanning all four floors, culminating in the roof terrace offering panoramic views from the coast to the countryside.

Exterior:

These exquisite Regency townhouses have an air of grandeur like no other. Since their inception at the beginning of the 19th Century they have attracted many to live a prestigious lifestyle on the South Coast. The exterior of this superior building bears the quintessential features of the Regency era to include classical Doric columns and a canopied, enclosed balcony/ sunroom. The grand portico entrance with glossy black front door opens to a communal hallway where the scale of the building becomes apparent.





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Ground Floor Apartment:

From the communal corridor on the ground floor, you enter the elegant living and dining room of the apartment where the ceiling soars, adorned with the intricate cornicing and ceiling roses of the era. Deep skirting boards wend their way around the space where there is ample room for relaxation on sumptuous furnishings by the grand fireplace. From here, uninterrupted sea views are framed by tall sash windows, while to the rear, another sash looks out over the internal courtyard lightwell.

Carpeted steps lead through to the rear of the building to the fully equipped kitchen and breakfast room, then left to the generous en suite double bedroom, enjoying open views to the rear of the building over neighbouring gardens. The en suite is on trend with patterned floor tiles and designer wall papers which complement the brushed gold fittings to the shower over the bath and tall heated towel rails.

Food for thought: It would be possible to create a second bedroom by moving the kitchen to the sitting room, or creating a second room to the rear of the living space as it would benefit from natural light from the light well.





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First Floor Reception Room & Sunroom:

When built during the 19th Century, these elegant homes reserved the first floors for entertaining guests they wanted to impress. For this reason, the first floor would boast the highest ceilings and most ornate plasterwork features of the entire house. This is clearly evident in the sitting room to the front of the building where three full height windows frame views across the English Channel and along the coast from east to west. The westerly window has French doors leading through to the sunroom where the views can be enjoyed to their fullest at any time of year, while the balcony has space to sit out in summer, watching the world go by along the prom.

High above your head, Baroque pelmets complement the cornicing and ceiling rose in brushed gold leaf, while elsewhere, soothing neutrals of sage and cream will suit many styles of furnishing. To the rear of the room, the formal dining area seats at least ten if needed and has easy access from the kitchen on this floor.





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First Floor Kitchen, Bedroom & Bathroom:

From the landing by the lift access, wide carpeted steps rise to the kitchen which is Mid-Century in style with patterned floor tiles, splashbacks and timber cladding. It is well-equipped with appliances and workspace – yet plans are being drawn up to open this room to the bedroom and bathroom on this level to create one large and impressive kitchen dining room looking out over historic Brighton to the rear of the building. Certainly worth thinking about, as there are four further bedrooms on the upper floors.

As they stand, the bedroom is an elegant double with built-in wardrobes and the bathroom is beautifully appointed with a large rainfall shower over the bath.

Second Floor Bedrooms:

A turning staircase with its original, polished mahogany banister, turns up to the second-floor bedrooms and bathroom. Peacefully positioned to the rear of the building, bedroom three is ultimately private and tranquil, ideal as a home office, perhaps, or as a child's bedroom. A tall sash window frames urban views across Kemp Town Village, taking in rooftops and neighbouring gardens below. Up here, you can always ensure a warm and restful night's sleep, watching the clouds or stars drift by in the open skies. The larger bedroom on this floor has a southerly aspect, where the views only improve the further up the house you go. Even with a queen bed and chaise lounge, the floor space is not compromised, as walls of wardrobes also maximise the space. Both rooms have easy access to the bathroom.





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GOOD FRIENDSHIP
1 LEVEL HEAD
1 BIG HEART
1 SMALL MOUTH
1 GOOD EAR
AND A PINCH OF
POOR MEMORY

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Third Floor Bedrooms, Bathroom & Kitchen:

Peacefully elevated on the third floor, also accessible by lift, there are two further double or twin bedrooms, each as well-presented as those below them, with soft carpet underfoot and breath-taking views. Previously, this floor has been let to students and lodgers who have appreciated the third kitchen for personal use. It is again, fully equipped with storage and appliances, but it could also be converted to create another bedroom, a bathroom or study space, depending on the needs of the new owners. The bathroom on this floor has a modern take on a period style with traditional tiling and fittings. Brushed gold elements, marbled floor tiles and designer wallpaper complete the luxury scheme.

Roof Terrace & Communal Gardens:

From the landing of the third floor, a spiral staircase rises to the roof terrace where you feel, quite literally, on top of the world with sea, land and skylscapes as far as the eye can see in every direction. To the north, the South Downs hills roll by over the local city landscape, while the ever-changing seas and skies to the east and west light up at sunrise and sunset. There is space for drinks and dining alfresco up here – another reason to keep the third-floor kitchen – and there is no better viewing point to be enjoyed in the city.

If you're looking to stretch your legs further, the nearby enclosed gardens cover several acres and are for the exclusive use of the residents of Arundel Terrace, Sussex Square, Lewes Crescent and Chichester Terrace. The secret tunnel to the beach is said to have inspired Lewis Carol's rabbit hole in his novel 'Alice Through the Looking Glass'.









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LOCATION GUIDE

Education:

Primary: Queen's Park Primary, Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

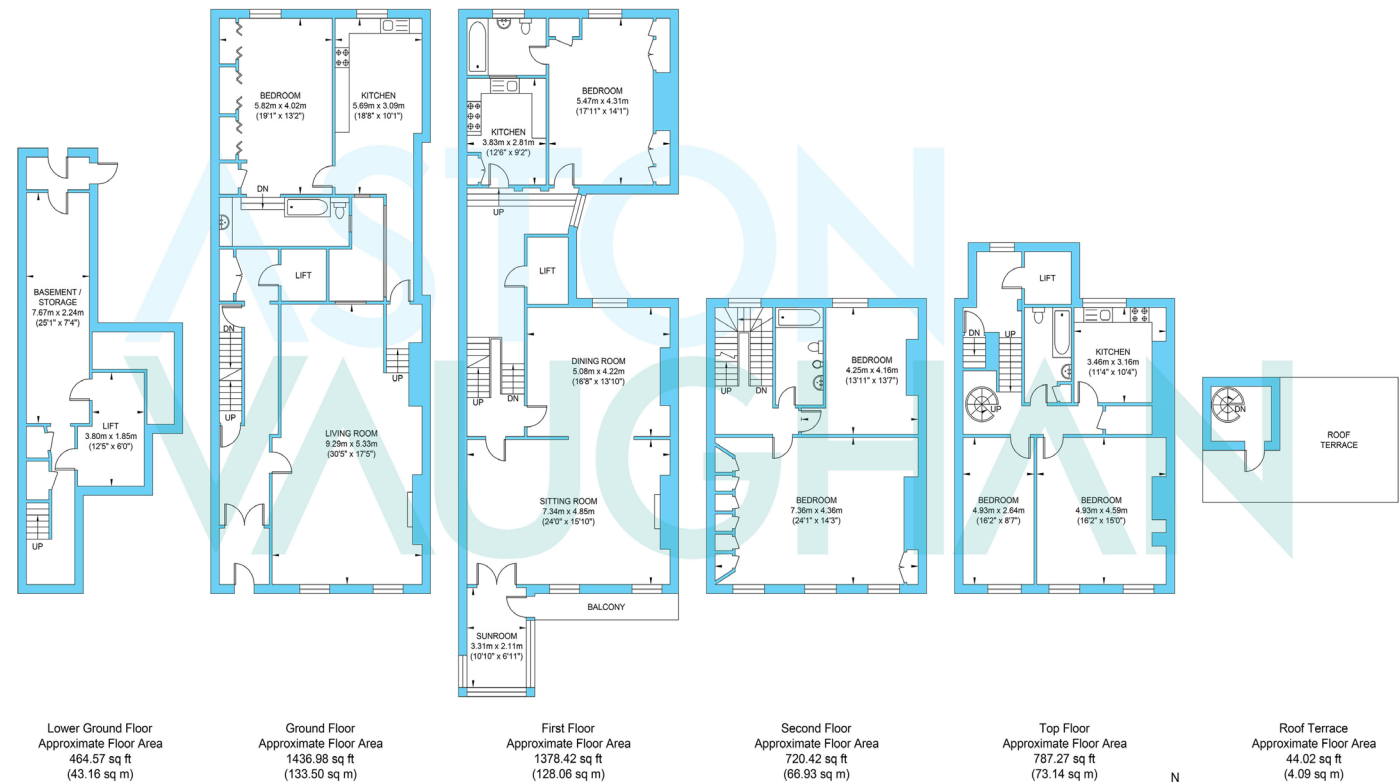
Private: Brighton College, Brighton Prep., Montessori

Good to Know:

While this property is being sold with the Freehold, it is subject to two leases for the lower ground floor flat and the cottage to the rear of the grounds on the lower floor. The new Freeholder will therefore be eligible to be paid ground rent and for any lease extensions should they be requested.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Palace Pier and glamorous Marina. Known for its festivals celebrating the arts and a relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade I listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the awardwinning Brighton College.

Arundel Terrace



Approximate Gross Internal Area = 448.88 sq m / 4831.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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