



Chichester Terrace, Brighton BN2  
£1,100,000 - £1,100,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Chichester Terrace, BN2

- Grade I listed first-floor Regency apartment with two double bedrooms and two bathrooms.
- Uninterrupted sea views from fully height first floor windows and belvedere sunroom.
- South facing balcony and large rear terrace with home office.
- Stylish renovation using heritage colours and elegant fixtures and fittings.
- Abundant with original period features
- Kemptown Seafront on the doorstep hosting Sea Lane open air swimming pool and Soho House Brighton Beach House.
- Kemp Town 'Village' amenities nearby
- Excellent schools and transport links nearby.

Exquisite period detailing, opulent Regency styling and far-reaching sea views come together in this exceptional apartment on Kemp Town seafront. South-facing, it enjoys a stunning balcony and sunroom with uninterrupted views across the water, while to the rear, a generous roof terrace provides the perfect setting for entertaining on a larger scale.

Inside, soaring ceilings and classic Regency proportions enhance every room. Two elegant double bedrooms are complemented by two beautifully appointed bathrooms, creating a versatile and refined living space suited to couples, families or professional sharers alike.

Just moments from your door, the vibrant heart of Kemp Town Village offers an eclectic mix of independent boutiques, cafés, restaurants and bars. Brighton's North Laine, theatres, museums and mainline station are all easily accessible on foot or by bus, while the beach and promenade invite daily sea swims and coastal walks.

The surrounding seafront has seen significant recent investment, including the addition of Sea Lanes — a heated outdoor swimming pool reached via a historic Victorian lift from Marine Drive — alongside a growing collection of new eateries and destinations such as Soho House's Little Beach House Brighton for members.

The area is also well served by excellent schools, including the highly regarded Brighton College and Roedean, with strong state options nearby. Altogether, this places the property in one of the most desirable coastal locations in the country.





These exquisite Regency townhouses possess a sense of grandeur unlike any other. Since their inception in the early 19th century, they have attracted those seeking a prestigious lifestyle on the South Coast.

The exterior of this distinguished building showcases the defining features of the Regency era, including classical Doric columns, canopied entrances, elegant balconies and belvederes offering far-reaching views along Brighton's iconic coastline. A grand portico frames the glossy black front door, opening into a communal hallway where the impressive scale and architectural elegance of the building immediately become apparent. From here, sweeping stairs rise to the first floor, where the apartment is clearly identified.

### **Reception Room & Balcony:**

When these elegant homes were built in the 19th century, the first floor was reserved for entertaining — a space designed to impress. As such, it features the highest ceilings and the most ornate plasterwork in the building, a grandeur that remains beautifully intact today.

This is most evident in the south-facing sitting room, where two full-height windows with French doors frame sweeping views across the English Channel and along the coastline from east to west. These open onto a canopied balcony, providing a sheltered spot for year-round outdoor seating — perfect for alfresco dining while watching life unfold along the promenade.

Inside, cobalt blue walls create a striking sense of depth and character, while architectural details are crisply highlighted in white. Gleaming wood floors add both warmth and practicality, flowing seamlessly through to the adjoining kitchen and dining room.

### **Kitchen & Belvedere Dining Area:**

Sharing the same impressive proportions and south-facing aspect as the sitting room, the kitchen provides a wonderfully sociable space for both cooking and dining, bathed in natural light throughout the day. Traditional cabinetry has been given a contemporary twist in rich teal, complemented by dark granite worktops and splashbacks. Together, they offer generous storage and extensive preparation space, centred around an integrated gas hob and twin ovens set within a convenient tower unit. Additional appliances are integrated, while space has been allocated for a tall fridge freezer, available by separate negotiation.

Beyond, the belvedere sunroom offers a truly captivating outlook. From here, the eye is drawn along the coastline towards the Seven Sisters cliffs to the east, sweeping past Brighton's Palace Pier and onwards to Worthing in the west. The ever-changing seascape provides a spectacular backdrop — from soft dawn light to vivid sunsets and star-filled night skies. It is an exceptional setting for relaxed dining or evening drinks, with built-in banquette seating and the gentle sound of the sea drifting in through the casement windows.



### Principal Bedroom Suite:

Peacefully positioned to the rear of the building, the principal bedroom suite offers a calm and considered retreat. It also benefits from a charming sunroom overlooking the gardens, providing a tranquil space to sit and unwind.

Full-height, black-framed Crittall-style glazing creates a cohesive design thread, echoed in the en suite shower screen and the panelled detailing behind the bed. Traditional built-in wardrobes sit comfortably within the historic setting, while the en suite bathroom has been thoughtfully modernised with marble-effect walls and contemporary finishes, including a heated towel rail, backlit mirror and sleek basin cabinetry.

### Second Bedroom, Bathroom & Study:

Equally serene, the second bedroom enjoys calming views and direct access to the rear terrace. This generous double room is beautifully presented with stylish parquet flooring and fresh white walls, creating a bright yet restful atmosphere. Bespoke shelving and cabinetry are neatly integrated into the alcoves surrounding the bed, while the spacious layout comfortably accommodates additional freestanding wardrobes without compromising the sense of space.

Adjacent, the Victorian-inspired bathroom offers the convenience of an en suite, finished with a contemporary interpretation of classic design. Two-tone metro tiles extend from floor to ceiling, while a freestanding claw-foot bath with rainfall shower overhead provides both practicality and indulgence.

To the rear of the building, a self-contained study is cleverly positioned within a former loft space, also benefiting from access to the garden. This versatile room lends itself equally well as a home office, creative studio or occasional guest accommodation.

### Terrace & Local Gardens:

Expansive, private and bathed in natural light, the rear terrace provides an exceptional setting for entertaining, with ample space for larger gatherings and summer dining. A natural extension of the home, it comfortably accommodates outdoor furnishings, while a Scandinavian-inspired garden room offers additional versatility as a home office, studio or retreat. Paved in warm terracotta tones in the dappled shade of a mature olive tree, the space evokes a subtle Mediterranean feel, yet remains a blank canvas for new owners to personalise. Designed with ease in mind, it is also wonderfully low maintenance, well suited to modern living.

For those wishing to venture further, the nearby enclosed gardens span several acres and are reserved exclusively for residents of Chichester Terrace, Sussex Square, Lewes Crescent and Arundel Terrace. A private tunnel leading down to the beach — said to have inspired Lewis Carroll's famous rabbit hole in *Alice Through the Looking-Glass* — adds a final touch of character and history to this remarkable coastal setting.





### Good to Know

Brighton is a vibrant and cosmopolitan coastal city, renowned for its rich history, iconic Royal Pavilion and lively seafront. From the historic Palace Pier to the marina, the city offers an enviable blend of heritage and modern coastal living. Celebrated for its festivals, thriving arts scene and relaxed café culture, Brighton is home to an eclectic mix of independent shops, restaurants and bars — found along the seafront, within the characterful Lanes, and throughout its stylish central districts, all easily accessible from this Grade I listed home.

The beach lies directly opposite, while the fashionable Kemp Town Village is just a short stroll away, offering a range of amenities alongside the hospital and well-regarded schools, including The Steiner School and the award-winning Brighton College. The law courts and Amex Business Centre are also within easy reach, as is the marina, with its health club, cinema, restaurants and supermarket. For green open space, Queen's Park, the South Downs and a nearby golf course are all within a ten to fifteen-minute walk.

Excellent transport links are close at hand, with regular bus services connecting to the city centre, coastline and Brighton mainline station, providing fast routes to Gatwick and London. For those travelling by car, the A23 and A27 are easily accessible, and permit parking is available within Zone H, currently without a waiting list.







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## LOCATION GUIDE

Education:

Primary: Queen's Park Primary, Middle Street Primary

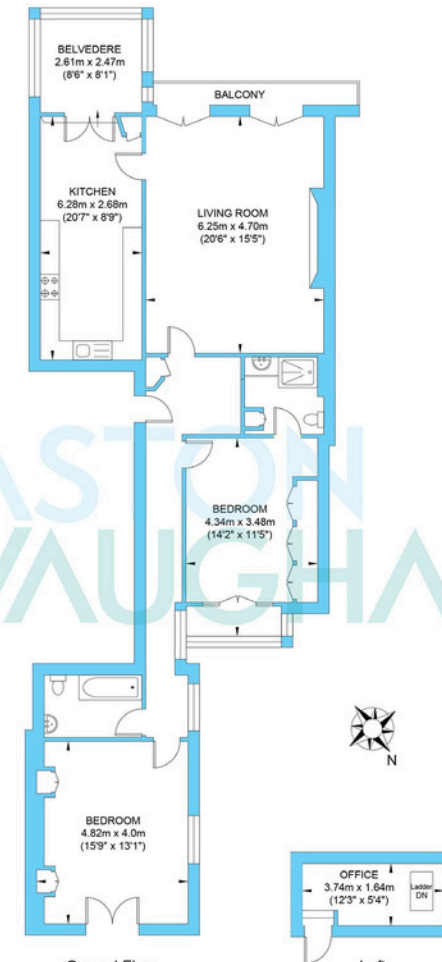
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean, Lancing College

Prep., Montessori



## Chichester Terrace



Ground Floor  
Approximate Floor Area  
1202.65 sq ft  
(111.73 sq m)

Loft  
Approximate Floor Area  
65.98 sq ft  
(6.13 sq m)

Approximate Gross Internal Area = 117.86 sq m / 1268.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.