



Waterloo Street, BN3

£1,500,000

ASTON
VAUGHAN

INTRODUCING

Waterloo Street, BN3

5 Bedrooms | 3 Bathrooms - 1 W.C | 3 Reception Rooms
2411 Sq Ft | Planning for Roof Terrace |

Breathtakingly beautiful, elegant and refined, this Grade II Regency townhouse in Central Hove has been recently renovated to an exceptional standard, being careful to retain its original heritage and character while creating spaces ready for the modern lifestyle. Spread over five generous floors are three/four bedrooms, three bathrooms and three reception spaces offering versatility for families and professionals alike, looking to live in comfort and luxury by the sea.

Period features can be found in every room; both restored and reinstated, to include wall panelling, fireplaces, sash windows, cornicing and more. These are paired with contemporary fittings, carefully curated to sit in keeping with the age of the building, creating a home which balances home comforts and a luxury lifestyle to perfection. Built almost 200-years ago, this house is now set to last for many more years to come.

Waterloo Street sits within the Brunswick Town Conservation Area in Hove; an area steeped in history and characterised by Regency properties on sweeping terraces leading down to the sea.

Museums, theatres, boutique shops and restaurants are within minutes on foot, as are excellent transport links, fantastic schools and beautiful parks and gardens, which have led to the popularity and prestige of the area.

With the sea visible at the bottom of the road, this handsome townhouse is brilliantly located in the city. Bathed in light from the west, the newly painted façade gleams in Heritage cream with its architectural features picked out in white to include Corinthian pilasters and bow sash windows which open to a newly cast ironwork balcony. Glossy black railings complement the traditional front door with its gold knocker and letterbox, opening to the entrance hall where the scale of the house becomes apparent.

Stepping inside, it is immediately clear this property has been renovated by those with a discerning eye for interiors and a respect and understanding of period properties. A Farrow & Ball palette has been used throughout with heritage stone hues for the walls and dark tones to emphasise doorways, woodwork and thresholds between each space.





ASTON
VAUGHAN

Stepping down to the lower ground floor, the kitchen and dining room span the depth of the building leading out to the courtyard garden which becomes a beautiful extension of the home during the warmer seasons. Out here, the original three storey, listed flint wall has been expertly cleaned and varnished, with pebble resin flooring paired perfectly in colour providing a lasting finish for dining alfresco in the sunshine. It is a private space to be decorated with festoon lights or potted plants to add a pop of colour if desired.

Returning inside, the kitchen invites entertaining in the generous dining room which has easy access to the wine room below the stairs where another hand cleaned and varnished, original flint wall adds to the authentic aesthetic. Oak herringbone flooring makes way for large porcelain stone tiles in the kitchen which becomes a second social space with room to cook and socialise around the Silestone topped central island fitted with an induction hob below a ceiling mounted extractor. Traditional cabinetry fitted with brass door furniture, echoing the shapes of the wall lights, is fitted with a double butler sink and several Bosch appliances to include an oven, microwave, plate warmer and dishwasher, while the utility room is separate with handmade cabinets and space for two machines.







First Floor Drawing Room & Library:

The stairs rising through the floors are original from 1833 but have been restored back to their original grandeur to feel like new. As was always intended for these elegant town homes, the first floor is reserved for entertaining as the ceilings are highest and full height windows open to a glamorous balcony with sea views. Reinstated mouldings can be found on this floor alongside the original cor-nicing which was expertly restored by hand over a period of weeks. There is space for sumptuous furnishings within the drawing room to the front, while bespoke shelves and cabinets to the rear create the perfect space for a library. This is a versatile space which could be used as a bedroom if preferred, where you can wake in the morning and sit outside on the balcony looking down to the sea with a coffee in hand during summer, or you may prefer the privacy of the rear sun terrace which becomes a suntrap in high season.





Second Floor Principal Bedroom Suite:

Spanning the entire second floor, the principal bedroom suite echoes the footprint and style of the reception rooms below it, with a full height sash bow window facing west to bathe the room in a warm afternoon glow. Even with a super king size bed, the floor space is not compromised, as bespoke wardrobes sit within the dressing room to the rear, leading through to the luxurious en suite bathroom looking out over neighbouring gardens. With a contemporary take on a period theme, a freestanding bath with floor mounted taps takes full advantage of the views and natural light by the window, while a separate walk-in rainfall shower is there for when time is of the essence. Lined in Porcelanosa tiling, this room has a fine quality finish, illuminated in the soft light of the LED mirror above a streamlined vanity unit for toiletries. A traditional column radiator and towel rail complete the scheme.

Third Floor Bedrooms & Bathroom:

Elevated higher in the house, there are two further double bedrooms with bespoke, hand-built wardrobes and elegant fittings. These double rooms share use of the third bathroom which is as beautifully appointed as those on the lower floors. The views to the east come into their own, taking the eye over the local, historic landscape to where the i360 rises high above the city as another reminder for how close to the coast you are here.



Vendor's Comments:

"I bought this property three years ago in a state of complete disrepair. In this time, I have taken every care to ensure the original heritage of the building has been restored under the guidance of English Heritage and have only used the best craftsman to complete the work; much of which was handcrafted on site. It has been a labour of love, but I couldn't be happier with the quality of finish found through every floor. As an avid sea swimmer, the location couldn't be better, and there is so much to enjoy within Brunswick Town with so many wonderful restaurants, wine bars, artisan cafes and independent shops to enjoy on our doorstep. It's going to be a wrench to leave."

Education:

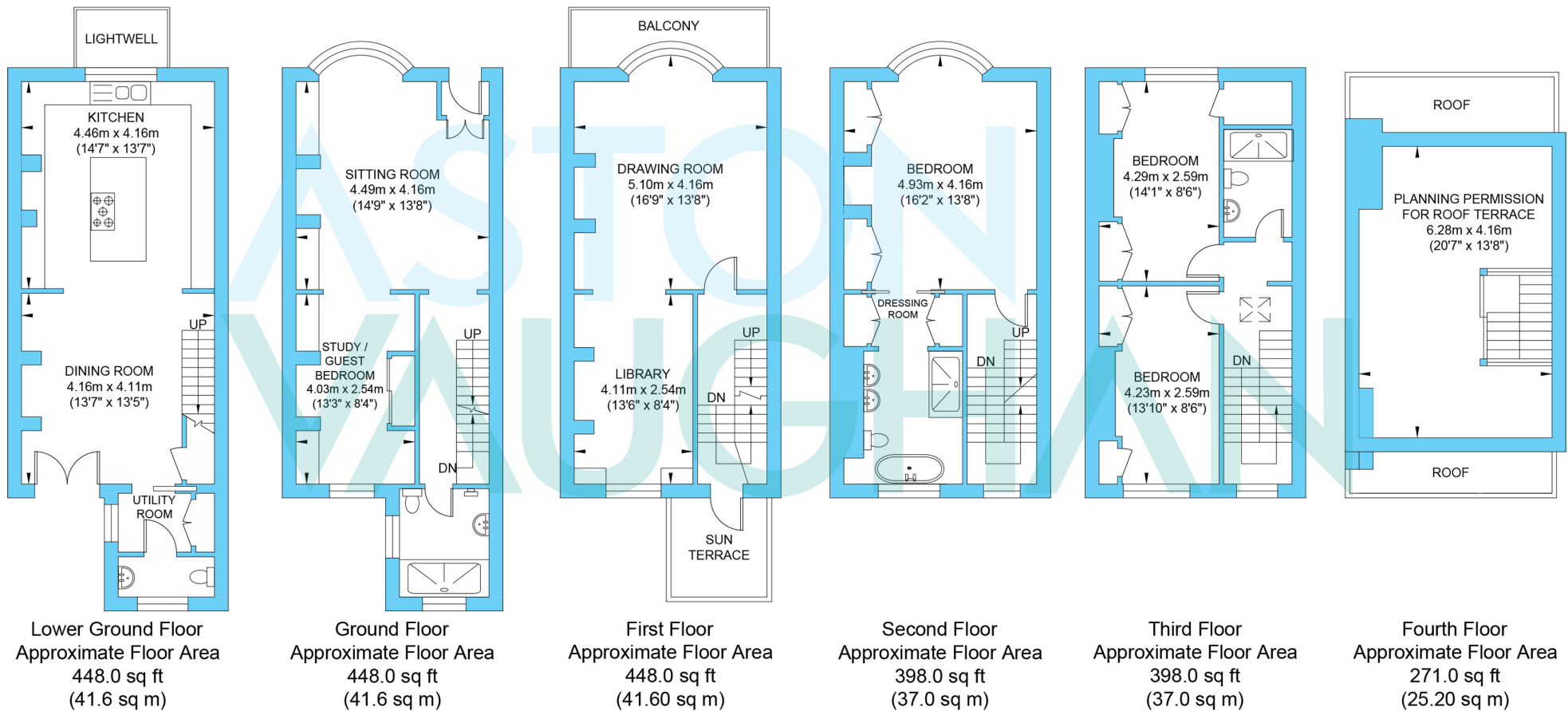
Primary: Brunswick Primary, St Mary Magdalene RC
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Windlesham, Brighton Girls School

Brunswick Town was the grand design of renowned 19th Century architect Charles Busby and was to be a 'new town' for all levels of society, built around the regal homes of Brunswick Square. The townhouses of Waterloo Street were built between 1830-40, bearing the same decorated facades in magnolia cream with striking architectural features and gleaming black ironwork. Having been beautifully maintained over the years, they are now protected by their Conservation Area, Grade II listed status.

Brunswick Town Conservation Area has long been heralded as one of the most fashionable areas to live in this city; known for its rich history, striking architecture and the eclectic mix of boutique shops, cafes, restaurants and bars which give it a unique character. The local schools are excellent and there are two commuter stations within walking distance, plus the beach is virtually on your doorstep and is a joy at any time of year. With so much space and an exceptional finish, this house would suit families and professionals alike, looking for their forever home in a prestigious location.





Approximate Gross Internal (Excluding Lightwell / Roof / Balcony) Area = 224.0 sq m / 2411 sq ft