



Belgrave Place, Brighton, BN2

Guide Price: £1,700,000

ASTON
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EXQUISITE

INTRODUCING

Belgrave Place, Brighton, BN2

6 Bedrooms | 2 Bathrooms | Grade II listed | 2500 Sq Ft | Iconic west balcony

Quiet, convenient and with plentiful permit parking which has no waiting list, this is one of the most sought after conservation areas in our city in an exclusive, south facing close on Kemptown's seafront. within easy walking distance of the Marina and the Royal Pavilion, although there are local bus routes if you don't want to walk.

Radiating charm, properties in this historic seafront no through close do not appear on the market often and this is a rare chance to own the four main storey's of this Grade II listed home. Inside all of the improvements have been sympathetic to the original building from the top of the building.

Inside a magnificent 232.28m² (2500.23 sq. ft.) deliver a luxury lifestyle where the elegant, ground floor dining room with a fireplace folds away to a fabulous custom made kitchen complete with an Aga. As you'd expect of a high spec home, lined with cupboards to conceal machines, a discreet utility room leads to a spacious conservatory designed to bring the outside in.

Child and pet secure behind historic walls, the sunny garden is an exotic retreat ideal for entertaining and al fresco dining under the shaded canopy of a magnificent fig tree.

On the first floor, the living room is a classic beauty with a floor to ceiling bay opening to an iron balcony with a sea view, central doors to a comfortable family room keep options open and the first of the bedrooms, private at the back, is currently used as a home office. All about relaxing in a stunning coastal setting, the principal bedroom suite looks to the sea, spanning most of the second floor with fitted wardrobes to fill and has a glamorous bathroom large enough for both a bath and a shower.

A quiet guest suite/nursery at the rear has an en-suite w.c. whilst the three top floor bedrooms have space, character and a modern bathroom with skylight.





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The Dining Room, Kitchen and Utility:

Ideal for entertaining, the gracious proportions of the dining room provide an inviting 5.62 x 3.98m (18'5 x 13'0) in which to relax or enjoy with company. Sunlight streams through the broad west bay which has a window seat, privately raised from the street, with views along the listed terrace to the sea. A restful retreat come rain or shine with a fireplace, central doors fold away to a magnificent kitchen.

Custom made to flow around a fabulous, downlit Aga, the kitchen stretches over 4.22 x 3.24m (13'10 x 10'7). Painted shaker units and stylish shelving deliver ample storage and solid wood surfaces are user friendly. The tall window, with original shutters, looks over the garden so you can keep a discreet eye on visitors or pets and there's a thoughtful, designated space for an American style fridge freezer by the doors to the dining room.

At the far end of the room, a door leads through to the entrance hall, a discreet w.c. as well as to a bright and cheerful utility room where hand- built cupboards keep organised storage, plumbing and power for machines out of sight, and the east wall of glass opens to the conservatory.





The Conservatory and Garden:

Sunlight streams through the spacious conservatory where French doors in the south wall open to the garden. With 2.38 x 2.26m (7'9 x 7'4) to unwind in, this is a wonderful, versatile space to use as a quiet reading room or as a playroom.

A private paradise behind flint and brick walls, the garden is a sunny haven surrounded by gardens and is child and pet secure. Unusual for a city built on the South Downs, the whole garden is level with the house, ideal for a growing family and when entertaining. There's a patio and covered store by the house with a pagoda adorned by scented climbers to link to the main garden. Exotic, mature planting brings a holiday feel whilst also creating different areas to explore, and stone paving and seaside inspired pebbles in the seating areas ensure it is easy to care for, so you'll have more time to enjoy it.





The First Floor Reception, Sitting Room, First Bedroom/Home Office:

With triple windows which rise from dramatic gleaming floorboards to a soaring ceiling with a frieze, the grand reception is a classic beauty which has a handsome, original marble fireplace, and it flows out to a wrought iron balcony with spectacular sea views and skylscapes. Spanning 5.67m x 5.29m (18'7 x 17'4) it invites company, and the original double folding doors reveal a restful sitting room friends and family can enjoy an original fireplace in quiet seclusion.

Quiet at the back of the house, the first of the bedrooms is a comfortable double room with garden views, ideal for guests or as a home office.

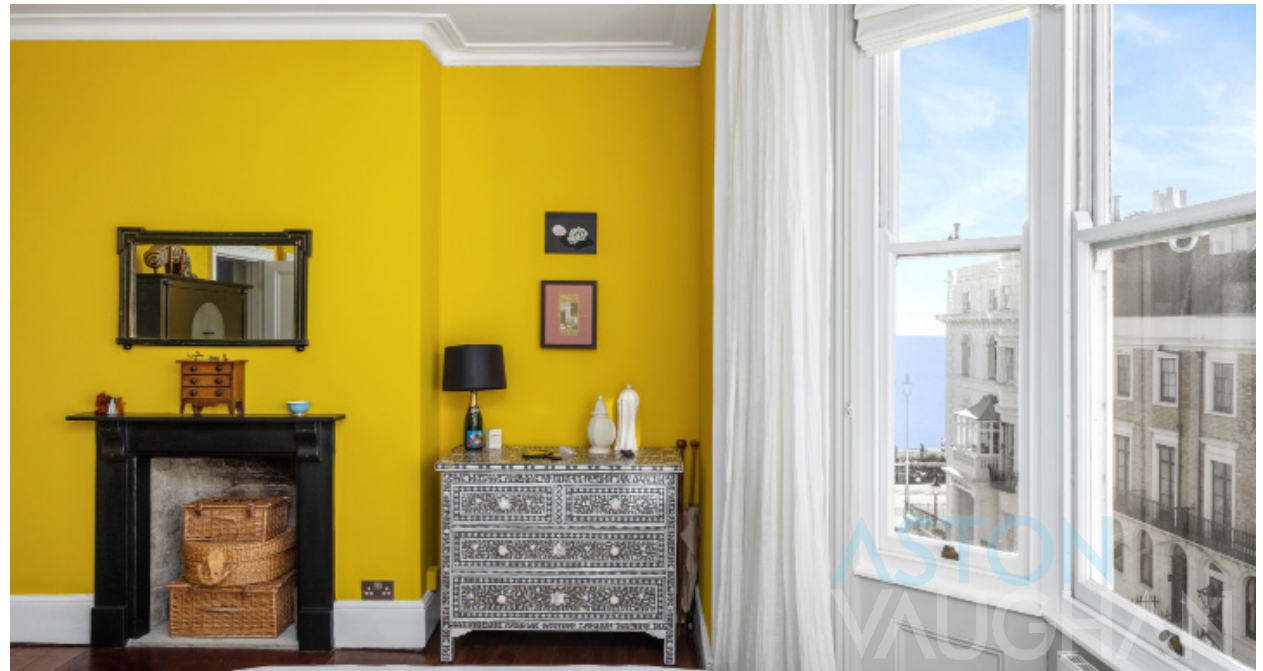




The Principal Suite and Guest Room / Nursery:

A dream come true you can relax and enjoy its unique coastal views in the beautiful principal suite – even from the bed. With the glorious proportions of Regency properties, the room has a period fireplace, stylish colour choice and a whole wall of wardrobes to fill. A soothing sanctum, the en-suite Jack & Jill bathroom has a sensitive historic influence in the roll top bath with a traditional shower attachment and twin hand basins – and both the separate walk in shower and warming rails for towels are also in keeping with the period of the building.

Along the hallway, the guest room / nursery is an oasis of calm with a generous 4.08 x 2.28m (13'4 x 7'5), an en-suite w.c and hand basin.





Three Third Floor Double Bedrooms and Family Bathroom:

Up beneath a skylight to the top floor rooms which would have been for staff, this floor would suit an au-pair to be close to the children. Attention to detail continues in the central bathroom which has a skylight and shower attachment on the bath.

At the back, two light bedrooms have charm, enjoy the morning sunshine and garden views, and are of almost equal size. One has fitted wardrobes, the other is currently used as a music room with a workstation built in. At the front, bathed in the afternoon sun, the second principal bedroom is so bright it is used as an artist's studio and has inspiring, oblique sea views. Alternatively this space could make a wonderful children's playroom.

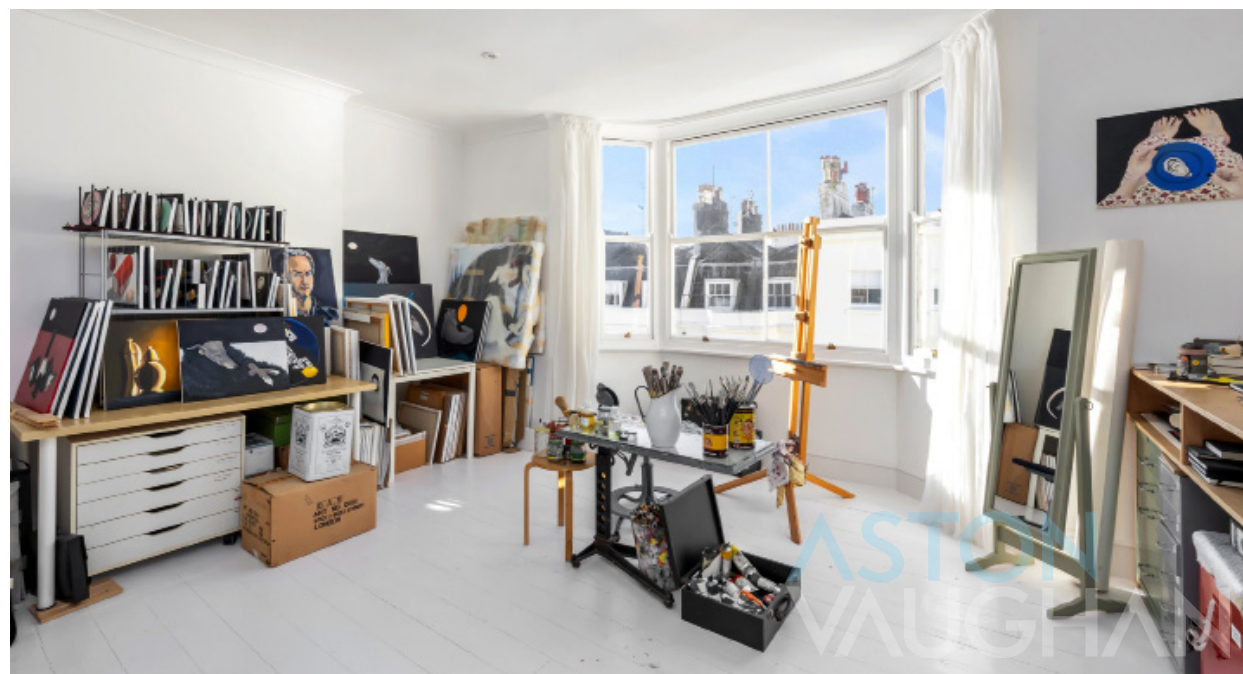
Vendor's Comments:

"It has been a joy and a privilege to live in such a beautiful house, with the sea right at the end of the road and easy access to the beach, the south downs a few minutes' drive away, and dramatic skylscapes throughout the year.

The house is both a relaxing sanctuary as well as a wonderful entertainment space to share with friends and family.

Some of the special features we have enjoyed are the light streaming in via the floor-to-ceiling windows, the lush oasis of the private garden, and the grand Georgian proportions throughout.

Belgrave Place is unusually quiet, with friendly neighbours and the Kemptown village has everything you need from artisan bakery to independent bookstore."



LOCATION GUIDE

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Good to Know:

Village shops 3 mins walk along footpath

St Luke's Ofsted outstanding 5 mins car

Brighton College 11 min walk, 3 by car

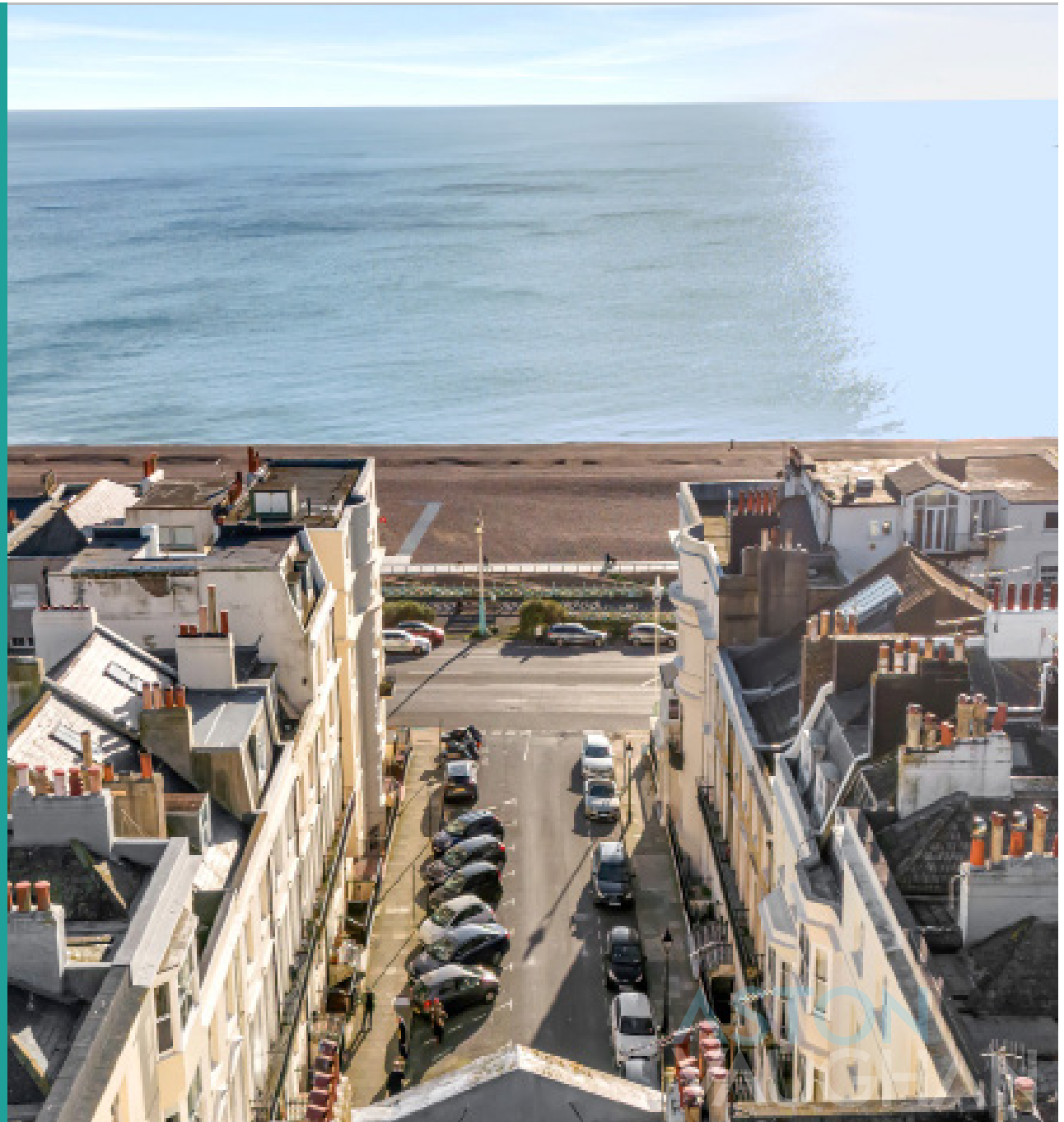
County Hospital 7 mins walk 3 by car

Sea 21 mins walk

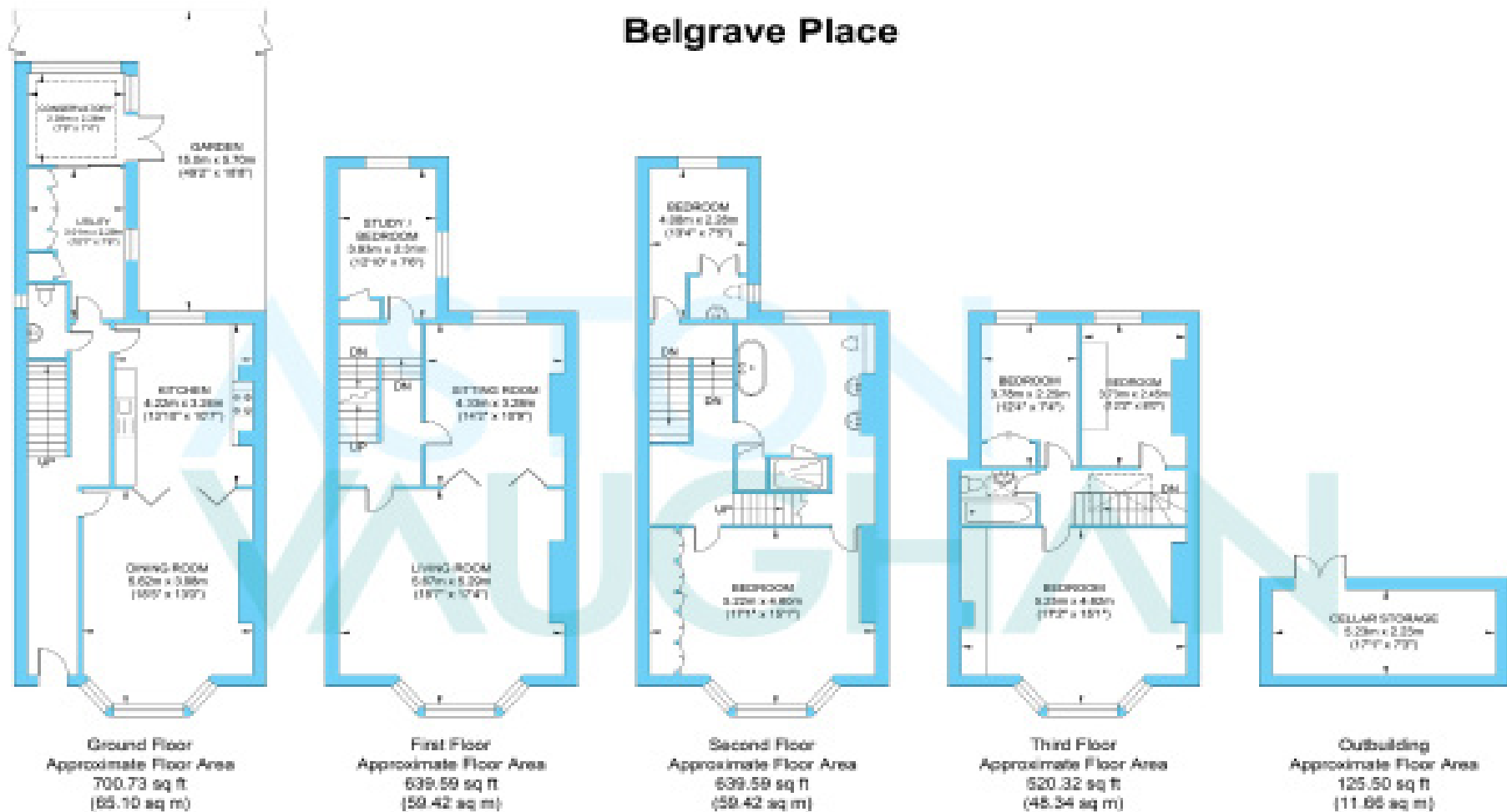
Station 15-20 mins bus, 7-10 by cab

Location Summary:

Kemptown Village is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.



Belgrave Place



Approximate Gross Internal Area (Excluding Outbuilding) = 232.28 sq m / 2500.23 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.