

Brunswick Terrace, Hove, BN3

Guide Price £2,250,000 - £2,350,000

ASTON VAUGHAN
EXQUISITE

INTRODUCING

Brunswick Terrace, Hove, BN3

- Stunning Regency town house
- Views over Brighton and Hove Beaches
- Set in the Brunswick Town Conservation Area
- Within 1.5 miles of The Lanes and North Laine
- 5,963 sq ft

Built in the 1820s, this exceptional Grade I-listed house was one of the first properties designed by renowned Regency architect Charles Busby. We understand that Nos. 1–6 Brunswick Terrace were used as show houses for the rest of the Brunswick Estate. As a result, Angel House retains a wealth of architectural details not found in other homes on the development. Its proportions and architectural detailing encapsulate the fashions of the Regency era, hinting at extravagance and a desire, as well as the capacity, for formal entertaining.

Angel House has enjoyed a unique and interesting history. Its former custodians include 'Z-Cars' actress Sidonie Bond, who lived in the house during the 1960s, and author Nigel Richardson, who wrote 'Breakfast in Brighton' while living at the property in the late 1990s. The current owner initially rented the house, using it as a creative community space, before purchasing it and painstakingly restoring it over a three-year period. Since then, the property has hosted weddings, editorial photoshoots and events associated with the Brighton Festival.

This carefully restored property is a piece of Brighton’s history, combining architectural heritage, generous internal space, sea views and beautifully presented interiors. The raised ground and upper floors provide splendid principal reception rooms and an impressive principal bedroom suite, characterised by generous ceiling heights and floor-to-ceiling windows that maximise the iconic sea views. The kitchen provides access to the courtyard garden, which can also be reached from the lower ground floor. The upper floors accommodate four further double bedrooms, two shower rooms and a bathroom.






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ANGEL HOUSE



Brunswick Terrace is situated within the Brunswick Town Conservation Area, on the historic boundary between Brighton and Hove. This boundary is most clearly marked by the King Edward Peace Statue, which straddles the border and is visible from the windows of Angel House.

Brighton beach lies immediately opposite the property. Along the seafront, numerous cafés and places to sit provide opportunities to enjoy the sea views and city backdrop. Within half a mile (0.8 km) of the property, there is a wealth of coffee shops, supermarkets, restaurants and boutiques. The popular shopping districts of The Lanes and North Laine are within 1.2 miles (2 km). Brighton Station, approximately 1.2 miles (2 km) from Angel House, offers services to London Victoria and London Bridge, with journey times from 60 minutes via Gatwick Airport.








Controlled
ZONE

















Additional Info

Council: Brighton and Hove

Council Tax Band: House is band H. Flats 1-4 are band A

Services: Mains gas, mains electricity and mains water. The flats have separate services.

Tenure: Freehold. The upper maisonette is leasehold [Lease from 21/07/2006 to 24/06/2131] . The lower ground floor maisonette is leasehold [Lease from 21/07/2006 to 24/06/2131]















Education:
Primary: Brunswick Primary, Middle Street
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College

Good to know:
The stunning Regency terraces of Brunswick Town are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. They were built in 1824 by architect Charles Busby at a time when Brighton had become very fashionable for the top tiers of society. While many have now been converted into apartments such as this one, they have retained an air of grandeur, and Brunswick is still one of the most prestigious addresses in the city.
This peaceful flat is brilliantly situated with several glorious Regency garden enclosures to be enjoyed and the beach on your doorstep. You can stroll into the city where you'll find theatres, museums, cinemas, gyms and more or you can jump on a bus taking you up onto the South Downs for a change of scenery. Brunswick Town is home to some amazing boutique shops, galleries, cafes and pubs, plus you can eat your way around the globe at the array of restaurants on both Western and Church Roads.

