



Brunswick Road, BN3

£1,895,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Brunswick Road, BN3

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms | 1 generous lower ground floor apartment | 3139 Sq Ft | West facing Balcony, South-East Courtyard Garden

Superior styling and Regency grandeur come together in this unique five bedroom Brunswick townhouse in Central Hove. With soaring ceilings, a wealth of period features and elegant proportions throughout its five floors, this property offers luxurious and versatile living space for families and professionals alike. Unlike many Regency town homes in Brunswick Town Conservation Area, this property has retained much of its original layout and mouldings which have been restored to an exceptional standard by the current owners in a 'back to brick' restoration in 2014, to ensure the building's heritage and character remain intact, almost two-hundred years since its inception during the mid 19th century. The lower ground floor has been converted into a spacious one-bedroom patio flat achieving £1300 per month as a rental, yet it remains linked to the upper floors allowing it to be used as part of the family home.

The scale and beauty of the building is awe-inspiring. Adorning the newly renovated curved façade are classical pilasters and gleaming black ironwork to the front railings and first floor balcony above traditional tiled steps and a generous portico entrance. Stepping inside to a welcoming entrance hall, it is clear the current owners have a respect for period property and an eye for interiors. Soft calico tones adorn the walls and ceilings adorned with intricate cornicing, while varnished wood floors flow into the first reception room to the right.

Linked by double doors, these rooms can be opened to create one large, sociable space for family meals and dinner parties. To the front of the building, the dining room has ample space for a large dining table and chairs alongside an open fireplace, adding warmth and atmosphere to wintery suppers. Shuttered sash windows frame views over the historic townscape, with a westerly aspect to bring warm light into the room during the afternoon and early evening. From a ceiling rose to delicate cornicing, deep skirtings and wall panelling, the features are original and can be

Traditional Shaker cabinetry in sage offers a wealth of storage in the kitchen which has a modern take on a period style, using brick tiled splashbacks above the range in the hearth. Black granite worktops create ample space for food preparation on the central island and base units, with the butler sink seamlessly cut in with draining grooves. Space has been left for a range cooker and an American fridge freezer, while the dishwasher is integrated. Another tall, shuttered sash window looks out over the garden to the southeast, creating a dual aspect space bathed in natural light from morning through to the evening.

To the rear of the ground floor, the garden room offers versatile space as a home office, playroom, or gym space with French doors leading out to the sheltered walled garden. Facing southeast, it receives plenty of sunlight during the early part of the day and is paved, ideal for alfresco dining while remaining perfectly low maintenance for the busy modern lifestyle.

As was always intended for these regal homes, the main reception room sits on the first floor where the ceilings are at their highest and windows run full height opening to the balcony from which there are sea views. This is an impressive room with polished wood floors, elegant French-grey walls below the picture rail and another working fireplace within a classic marble mantelpiece. In a room of this size, the walls become a gallery space and there is room for sumptuous furnishings where the whole family can be together in the evening after dinner.

Peacefully placed to the rear of the first floor with tranquil views over neighbouring gardens, bedroom two is a generous double room with an easterly aspect. The bathroom nearby serves as an en suite for this room with both a bath and a roomy shower cubical and a deep cupboard for toiletries and towels. It is, as expected, in keeping with the style of the rest of the house having been renovated in recent years, using traditional fittings.





Generous proportions and elegant features continue on the second floor within the principal bedroom spanning the front of the house, following the natural curve of the buildings. Two further sashes frame views over the local landscape to the sea, now taking in chimneys stacks and rooflines to the west. Even with a king size bed and several pieces of freestanding bedroom furnishings, the floor space is not compromised and built in wardrobes maximise this further.

Bedroom five is sweetly tucked away to the rear off the half-landing, ideal as a child's room or as a tranquil home office, while bedroom three mirrors bedroom two below it. The bathroom also echoes the one below it on the first floor, this time with a curved freestanding bath and separate shower cubicle.

While the lower ground floor remains connected to the house via a staircase, it also has its own street entrance allowing it to be completely self-contained should the new owners wish to rent the property. It would also be ideal for long term staying family members, au pairs or older children looking to remain close to the family while retaining some independence.

As expected, it has been beautifully maintained as with the main house to include a large double bedroom, generous living room and a well-appointed kitchen and en suite bathroom. The WC is separate – ideal for guests and a door leads out to a sheltered patio garden with space for furniture.



Vendor's Comments:

"We immediately fell in love with the energy of Brunswick Town as it has so much to offer with the beach, Regency gardens, restaurants and boutique shops, all within a few minutes' walk. We have taken great pleasure in renovating the house to ensure its historic integrity remains intact as we believe these beautiful buildings should last for many more years to come"

Education:

Primary: Brunswick Primary School, Middle Street Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep. Brighton Girls School

Good to know:

The brainchild of eminent 19th Century architect Charles Busby; the houses of Brunswick Town are Grade I and II Listed and are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. Built as a 'mini-town', he hoped to replicate the distinguished Nash developments in London, built for the fashionable and wealthy who were flocking to live by the coast, hoping to rub shoulders with royalty.

The beach and communal gardens are your playground, and you can eat your way around the globe on nearby Western and Church Roads. Transport links are excellent and during summer you can stroll along the prom to visit the city's many theatres, museums and restaurants in the city centre.

Brunswick Road



Approximate Gross Internal Area = 291.65 sq m / 3139.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.