



Percival Terrace, BN2
£1,000,000

ASTON
VAUGHAN

INTRODUCING

Percival Terrace, BN2

3 Bedrooms | 2 Bathroom | Sea Views

Nestled directly on the prestigious Kemptown Seafront, this property presents an exceptional opportunity to acquire a magnificent three-bedroom Regency maisonette. This substantial property, spread over four floors, offers a unique blend of period grandeur and contemporary living, all while enjoying superb south-facing sea and coastline views.

Upon entering on the second floor, you are greeted by the apartment's entrance and a versatile third bedroom, perfect for guests or as a home office. Ascending to the third floor reveals the heart of the home, featuring a generously proportioned sitting room at the front. This elegant space is bathed in natural light through its charming bay window, offering a delightful setting for relaxation and entertaining. To the rear, a large, well-appointed kitchen provides ample space for culinary pursuits.

The fourth floor is dedicated to the impressive master suite. Positioned at the front of the property, the master bedroom commands stunning sea views, creating a serene retreat. It benefits from a luxurious en-suite bathroom and an expansive dressing room to the rear, offering significant storage and privacy.

Continuing upwards, the fifth floor unveils another spectacular double bedroom. This top-floor sanctuary boasts its own en-suite shower room and direct access to a truly stunning south-facing roof terrace. From this elevated vantage point, residents can enjoy breathtaking panoramic views across the sea and along the coastline, providing an idyllic setting for al fresco dining, sunbathing, or simply savouring the coastal ambiance.



Throughout the maisonette, an abundance of original period features has been meticulously preserved, adding character and charm to every room. The property benefits from two large en-suite double bedrooms, a smaller third bedroom, two bathrooms, and a separate WC, ensuring comfort and convenience for all residents. The flexible layout, combined with its prime seafront location, makes this an ideal home for those seeking a sophisticated coastal lifestyle.

Offered chain free, this property represents a rare chance to own a piece of Kemptown's architectural heritage, ready for immediate enjoyment. Early viewing is highly recommended to fully appreciate the scale, quality, and unparalleled location of this remarkable home.







Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

Good To Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline, inspired by Nash’s regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home.

The beach is opposite and it’s just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen’s Park and 72 par golf course are a ten-fifteen-minute walk. It’s also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list

