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sales & lettings

Clermont Road

Brighton

Guide Price £1,000,000 – £1,100,000

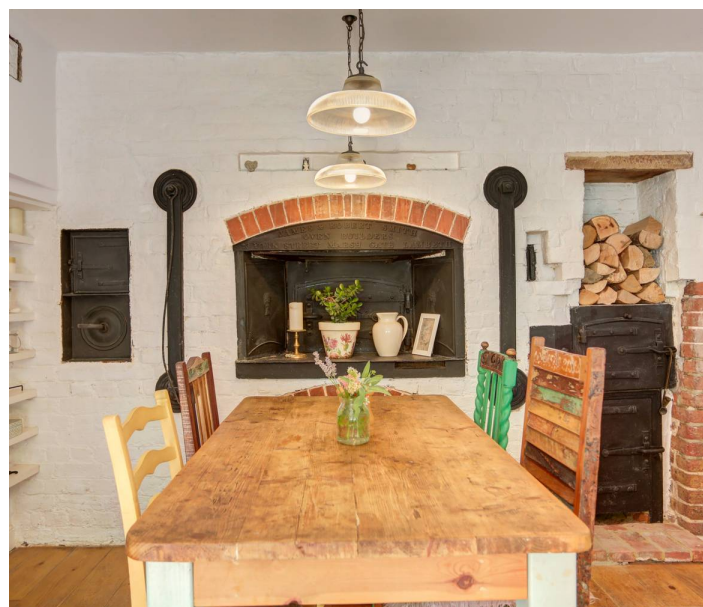


Located on the corner of Clermont Road, this handsome Victorian townhouse immediately sets itself apart. The sale also includes a double-fronted commercial unit within the building, currently operating as a fitness studio, adding an unusual degree of flexibility to the property. Set back from the road behind fragrant lavender, the beautifully presented white façade, mint green timber detailing and traditional Victorian tiled pathway offer a wonderful first impression, hinting at the care and attention that continues throughout the home.

Behind the front door lies a house with an extraordinary story. Once home to a Victorian bakery, traces of its past remain remarkably intact, most notably the original bakery oven, complete with its maker's plaque from James & Robert Smith of York Street, Lambeth. Original tunnels continue beyond the kitchen, offering a fascinating glimpse into the building's former life and creating a home unlike any other.

The current owners have thoughtfully curated every part of the property around a philosophy of calm, considered living. Natural materials and an abundance of light create interiors that feel peaceful, welcoming and deeply connected to the building's heritage. Rather than altering its character, they have allowed it to evolve sympathetically, introducing contemporary comforts whilst celebrating the craftsmanship and history that have existed here since the property was built in 1866.

Arranged over three floors, the accommodation flows effortlessly and offers exceptional flexibility. Whether you're looking for generous family accommodation, dedicated home working space, creative studios or somewhere simply to slow down and recharge, the layout adapts easily to suit a wide variety of lifestyles.





The raised ground floor is home to an elegant sitting room, where bespoke shutters frame the windows and a wood-burning stove creates a cosy focal point. The room has also been thoughtfully wired for a surround sound and home projector system. Also on this floor is a generous double bedroom with plantation shutters and a characterful wash basin.

A striking exposed brick staircase leads down to the heart of the home. The kitchen and dining room is a beautifully designed space where wooden cabinetry, an attractive tiled splashback and wooden flooring create a warm and inviting atmosphere. Taking pride of place is the original Victorian bakery oven, serving as both a remarkable feature and a lasting reminder of the building's unique past.

Adjacent to the kitchen, a generous walk-in pantry and dedicated utility room provide extensive storage. Also on this level are a discreet cloakroom, a contemporary shower room and a private sauna, creating a home that feels every bit as restorative as it is practical.

Bi-folding doors extend the living space seamlessly into the front garden, which has been designed to create a genuine sense of seclusion. Established trees, mature lavender and hedging provide year-round privacy, while a small lawn, oak sleeper decking and built-in seating create a peaceful spot for morning coffee, outdoor dining or simply enjoying the surrounding planting as it changes with the seasons.

Perhaps the most adaptable space within the house is the beautifully designed Zen room. Created as a peaceful retreat, it features infrared heating, glass insulation within the floor to help retain warmth and an electronically controlled skylight.





Currently arranged alongside the adjoining fifth bedroom, it could just as easily become an artist's studio, home office, treatment room, gym or teenage den. Fitted storage has been carefully incorporated throughout, while both this space and the integral powered garage benefit from independent access directly from ground level. On the first floor there are three further highly versatile bedrooms. The principal suite occupies the front of the house with dual aspect windows, a magnificent bay complete with original shutters, high ceilings and wooden flooring. The elegant period fireplace is a striking feature within the beautifully appointed en-suite, which also includes a freestanding bath, walk-in shower and twin vanity unit.

A further generous double bedroom is currently arranged as a yoga studio, making the most of its far-reaching Brighton views. Another room is currently used as a home office and would make an equally charming nursery or bedroom. The family bathroom is fitted with a roll-top bath, walk-in shower and striking patterned floor tiles, complementing the home's careful balance of period character and modern comfort.



An excellent loft provides substantial storage and, subject to the necessary consents, offers exciting potential for conversion, allowing future owners the opportunity to further enhance the already generous accommodation.

An impressive predominantly east-facing roof terrace extends the full depth of the property, enjoying sunshine from early morning until mid-afternoon and providing a wonderful place to relax or entertain.



Further practical benefits include an integral powered garage and off-street parking. Subject to the necessary consents, there is also potential to alter the existing front boundary to create parking for two vehicles. Homes with history are part of Brighton's character, but few offer such a remarkable connection to the city's past. Beautifully reimagined for modern living while respecting its Victorian origins, 18 Clermont Road is an exceptional home where history remains very much part of everyday life.

The property includes a substantial double-fronted commercial space of approximately 457 sq ft (42.5 sq m), enjoying a prominent position directly opposite Preston Park Station. Currently operating as a private fitness studio, it comprises a large, bright studio, utility area and W/C, providing an exciting live/work opportunity to anyone wishing to run a business from the property

Its size and position give the space a great deal of flexibility for the future. It could continue in commercial use, either for the owner's own business or potentially let to another occupier to provide an additional revenue stream. Alternatively, there is scope to convert it back into residential accommodation and incorporate it into the main house, adding considerably to the overall living space and allowing the property to adapt as needs change, subject to the necessary consents.

The Local Area

Situated a moment's walk from Preston Park station with its regular services to London and further afield, and with easy access to the A27/A23, Clermont Road is perfect for commuters and families alike. The leafy gardens of Preston Park, the historic velodrome, tennis courts, and beautiful rockery, are right on your doorstep, along with the plethora of shops, cafes, and bars along Preston Road.





The amenities and conveniences of London Road and Brighton town centre are also easy to reach. Reliable bus services travel into the centre of both Brighton and Hove, the seafront, as well as to Devil's Dyke with its panoramic views and country walks on the South Downs. The property is ideally located for families, with excellent local schools including Varndean College and School, Dorothy Stringer, Balfour Primary, and Downs Infant and Junior, all within walking distance. A wide choice of popular and reputable day nurseries is also close by.

Further Information

Clermont Road is in Permit Zone K, and currently, the property is in Council Tax band E, which was charged at £3,152.65 for 2026/27. EPC rating - D. Commercial Unit EPC - tbc. Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. This information has been provided by the seller. Please obtain verification via your legal representative.

What the Owner Thinks

People often ask us what we love most about living here, and it's almost impossible to choose. There are so many places to sit with a morning coffee, from the Zen room and the roof terrace to the hidden garden, but Paul's favourite spot has always been the front steps with a cushion, watching the world go by and contemplating life.

For me, it's the house itself. I love the unconventional layout and the way every room has its own personality. We've used the spaces in so many different ways over the years, and that's one of the joys of living here - the house seems to adapt to whatever stage of life you're in.

There's also something incredibly special about living with the original Victorian baker's oven. It feels as though it's part of the foundations of the house, giving it a wonderful sense of permanence and connecting us to all the people and stories that have been here before.

Above all, this has been a home that's full of atmosphere and heart. It's where we've lived, worked, created, gathered with family and friends, and celebrated so many of life's milestones. It has given us so much over the















Total Area: 247.1 m² ... 2660 ft² (excluding balcony, including commercial space)

Total Floor Area: 204.6 m² ... 2203 ft² (excluding balcony & commercial space)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.