



Sillwood Road, Brighton, BN2

Asking Price £850,000

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Sales and Lettings

## INTRODUCING

# Sillwood Road, BN1

4-5 Bedrooms | 4 Bathrooms | 1-2 Living Rooms  
1942 Sq Ft | Central Brighton

Abundant with original Victorian period detail spread over four generous floors, this beautiful five-bedroom townhouse is immediately impressive. It has previously been used as a luxury holiday let for large parties visiting the city, catering for up to 28 people, but it would also be a stunning family home.

The original floorboards, plasterwork features, leaded light windows, sashes, bannisters and balustrades have been retained and restored to ensure the building's character shines through. There are four glamorous bathrooms to include a four-person Jacuzzi bath on the lower ground floor, and the bespoke hand-built kitchen is equipped with modern appliances and technologies.

- 5-bedroom Victorian family home
- Abundant with original period detail
- 4 beautiful bathrooms to include a jacuzzi room
- Very close to Brighton City Centre
- Minutes from the beach
- Freehold
- Stunning interior design
- Excellent commuter and transport links







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Entirely original, with style and character in abundance, this property offers something different for people looking to make the move from the capital to Brighton & Hove, searching for a safer space to raise children, close to excellent commuter links and with the fresh sea air nearby.

Uniquely this property has remained one dwelling with incredible original features which have been beautifully restored by the current owner who has a deep respect for period properties, to ensure their original character is not lost during renovations. The exterior bears the architectural plasterwork features of the period, alongside sash canted bay windows and leaded transom window above the front door which adds a pop of colour in pillar box-red. A traditionally tiled path paved the way to the door which opens to a grand entrance hall where the scale and beauty of the house become apparent.

Gloriously high ceilings adorned with original cornicing and corbels sit high above your head in the entrance hall, while the original wide floorboards support you from below as you enter this elegant home. The transom window between the vestibule and the hallway bears a traditional tulip design which is echoed throughout the house and muted heritage tones have been used on the walls with the woodwork picked out in white. The original balustrades and mahogany banister wend their way up through the floors which invite you to explore further.

There are two beautiful rooms on the entrance floor, each bearing period features, fireplaces and high ceilings. They are currently dressed as bedrooms, but they are versatile spaces ideal as reception rooms, workspaces or playrooms. Their sash windows fill each space with light from east to west and it would be possible to open them up to each other to create one exceptional social space – all food for thought.

Originally created for large gatherings with banquet seating, the reception room with open plan kitchen has restaurant qualities and is set up perfectly for entertaining in style. The kitchen is hand built from solid cedar and granite with fully integrated appliances, a black Marmoleum floor, exposed brick features and industrial-style fittings. This is a hugely versatile space which could be reconfigured to include separate seating and dining areas or workspaces. There is currently a built-in seating area for watching TV and French doors open to the front of the house where there is a sweet west-facing patio. This could also be used as a second entrance to the property should you wish to convert the lower ground floor as a separate dwelling.









A second decked patio sits to the rear of the property with tall walls and space for outdoor seating and potted plants. There is also a useful rear gate for bringing in bikes/buggies/water sports equipment rather than traipsing them through the immaculate house.

The bathrooms balance tradition and contemporary perfectly with Victorian mini-checkerboard floor tiles a muted heritage palette and metro brick wall tiles running floor to ceiling. There are bathrooms on every level, three of which have rainfall showers, while the grand bathroom on the lower ground floor has a four-person jacuzzi bath! Every fixture and fitting is of the finest quality and perfectly in keeping with the era of the building.

The upper floors are split-level housing three further bedrooms – all beautifully styled with the original wide floorboards and woodwork features. There are two bedrooms to mirror the reception rooms/bedrooms below them, with a third slightly smaller double room sharing access to their own bathroom on the upper level but easily accessible.







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## LOCATION GUIDE

### Good to Know

Shops: Taj & Waitrose 1 min walk, North Laine 12 min walk

Train Station: Brighton Station 12 min walk

Seafront or Park: St Ann's Well Gardens 8 min walk, Seafront 2 min walk

### Education

**Primary:** Middle Street Primary, Brunswick Primary

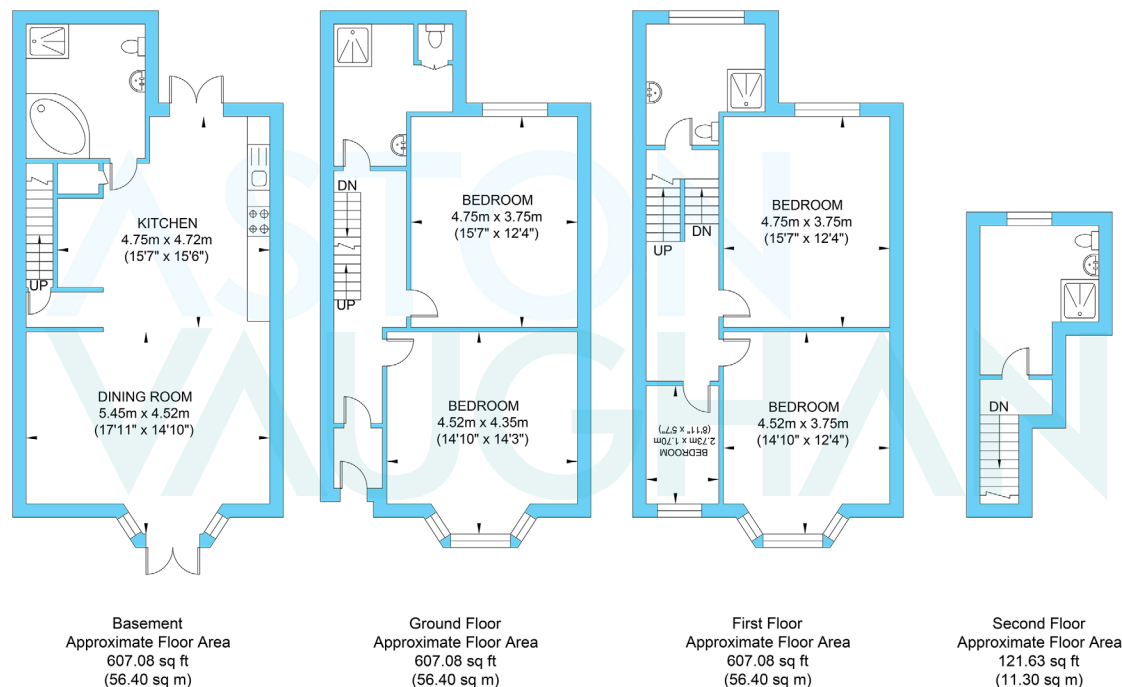
**Secondary:** Varndean, Dorothy Stringer, Cardinal Newman RC

**Sixth Form:** BHASVIC, Newman College, MET College

**Private:** Brighton College, Lancing Prep, Brighton & Hove School for Girls, Montessori

Positioned within minutes of Brighton City Centre, the beach and Hove's boutique shopping and Michelin Star restaurant scene, it is perfectly placed for professionals and families alike. Brighton Mainline Station is just 5 minutes in a cab or hop on any number of buses which stop on nearby Western Road where there is a plethora of shops and amenities. The local schools are amongst the best in the city, to include the award-winning Brighton College and Brighton & Hove School for Girls and the state schools are also highly acclaimed. Easy access to St Ann's Well Gardens and the seafront garden parks will also ensure this house appeals to families looking to live in the urban heart of the city.

## Sillwood Road



Approximate Gross Internal Area = 180.50 sq m / 1942.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.