



Portland Place, Brighton, BN2

Guide Price £1,250,000 - £1,350,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

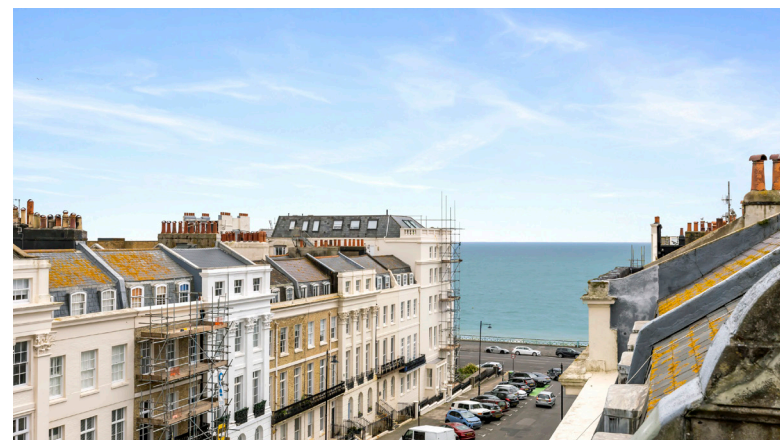
Portland Place, Brighton, BN2

4/5 Bedrooms | 4 Bathrooms | 2/3 Living Rooms
3059 sq ft | Kemp Town Village
Potential for Self-Contained Apartment

Breath taking in scale and beauty, this Grade II listed, Georgian townhouse uniquely stands as one complete dwelling, just moments from the beach and promenade in Kemp Town. It has four/five double bedrooms, two/three exceptional living spaces, and four bathrooms spread out over four generous floors, to potentially include a self-contained apartment on the lower ground floor. A house of this size and grandeur offers versatile living space for professionals and families alike who will also appreciate the seaside location close to award-winning schools and transport links in and out of the city. Just a few minutes away on foot, you will find yourself amongst the diverse and stylish mix of boutique shops, cafes, restaurants and bars of Kemp Town Village, plus Brighton's North Laine and Station are within walking distance, so this house occupies some of the most sought-after land in the country.

The entire house has undergone renovation and restoration by the previous owners who have remained faithful to the original character and charm of this exquisite Regency home. There remains plenty of scope, however, for further modernisations and potential reconfigurations so new owners can put their own stamp on the place.

- End of Terrace 4/5-bedroom Regency Grade II Listed Townhouse
- Potential to create a self-contained flat on the lower floor
- A wealth of original period features over four floors
- Patio garden, balcony and access to large flat roof
- Kemp Town Seafront at the bottom of the hill
- Close to Award-winning Brighton College and Roedean Schools
- Close to the Royal Sussex Hospital and Law Courts

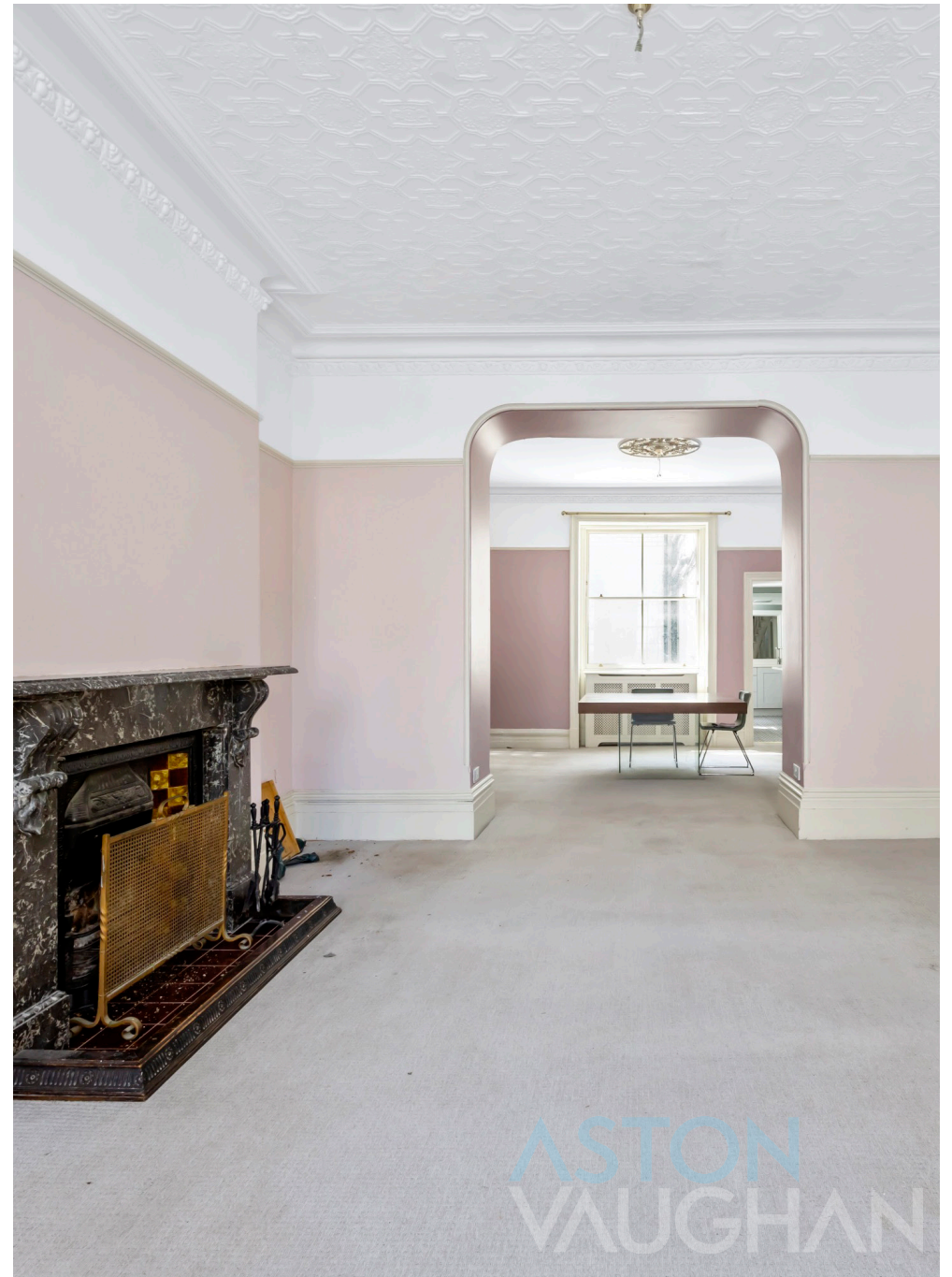




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Exterior

The stunning set pieces designed and built by Charles Busby during the 1820s were inspired by the earlier Nash developments in London. Their decorative plasterwork, Corinthian columns and glossy black railings have put Brighton on the map for many years as the place to live outside the capital. Bearing every one of these architectural features, this beautiful building appears to be larger than the rest on the terrace with a unique mathematical brick tiled wall on its northerly elevation and a prominent façade with balconies to the front. You can see the sea at the end of the road, so close you can almost hear the rush of the waves and smell the coffee brewing from the nearby coffee shops of Kemp Town Village.





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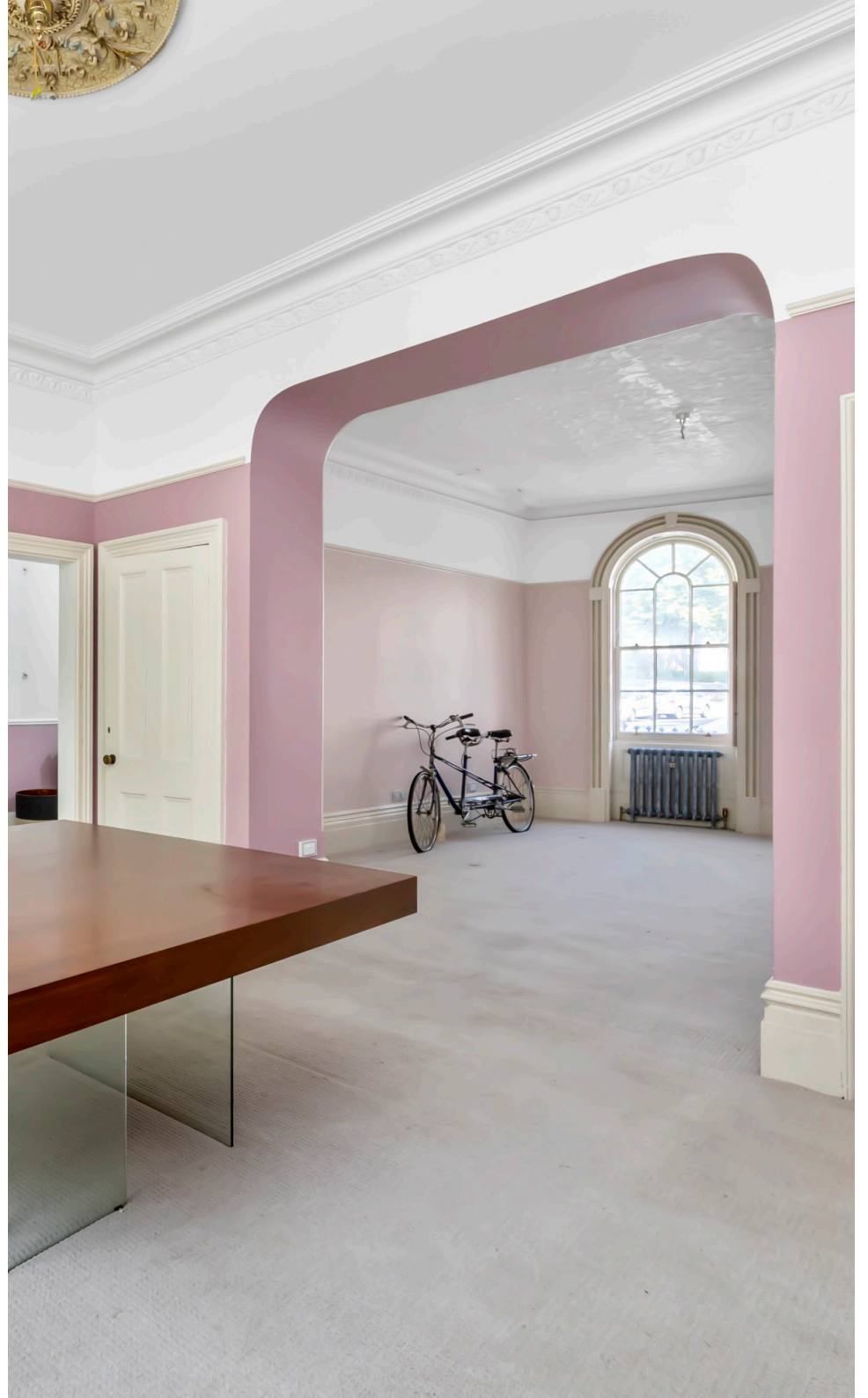
Ground Floor Reception Room

Stepping inside, the ceiling soars within the entrance hall, stretching back through the house where stairs rise through the floors, complete with their original mahogany banister. Decorated ceilings; picture and dado rails; deep skirting boards and original architraves all continue into the main reception room to the left which was once two rooms, since opened to create one incredible space for entertaining in style. Two gracious arched windows with timber shutters bring in natural light from the east, while a grand black marble fireplace warms the room during winter. Formal dining takes place to the rear of the room, alongside the kitchen, so all three areas flow perfectly for guests and family to mingle.

Kitchen

Streamlined and stylish, yet with a nod to an older style, the kitchen with Shaker cabinetry and patterned floor tiles is ready for the modern lifestyle. A ceiling mounted extractor whisks cooking aromas away while dual ovens and a microwave are integrated within a tower for easy access and cleaning. A fridge freezer and dishwasher are also integrated and the induction hob has been set within the stone topped central island so the 'chef' can chat to guests as they cook.





First Floor Bedroom and Reception

The original 19th Century craftsmanship within this building shines through when you take the stairs to the upper floors. The mahogany banister wends its way up through all three upper floors, and the curves within the staircase are exquisite.

Mirroring the living room and dining room below, the principal bedroom suite enjoys an elegant reception room on the first floor – as was always intended for these stately homes, so the ceilings are even higher and the windows full height with French doors opening to the Juliet balconies. There is space for a table and chairs on the first balcony where you can look down to the promenade in the morning sunshine, and gaze out at the ever-changing sea and skylscapes.

Another marble fireplace with a wood burning stove adds character, heat and atmosphere to cooler evenings while a second marble mantel decorated the rear of the room, reserved for sleeping. A vast double room, there is ample space for a super king size bed as wardrobes line the walls in stylish teal blue, providing clothes and shoe storage space for two.

Bathrooms

All four bathrooms have been renovated using marbled wall tiles and gleaming white suites. On the first floor, alongside the principal bedroom, a contemporary freestanding bath sits below the westerly sash window looking out over the local historic landscape, while next door, the wet-room shower has a fixed glass door. A third, Jack & Jill style bathroom sits on the second floor alongside bedrooms three and four with a spacious shower and a freestanding tub alongside a glamorous vanity unit, while the lower ground floor has a vaulted bathroom in a traditional style – perfectly placed should you wish to create a self-contained one-bedroom property on this level.





Second Floor Bedrooms

Continuing in the same elegant palette and style, the second-floor bedrooms are also generously proportioned and abundant with period detail. The ceilings remain high on every floor and the views only improve the further up the house you go. It is ultimately peaceful up here, elevated above the city, so you can always enjoy a restful night's sleep. There is access through a loft hatch to the flat roof from here where you can sunbathe looking out to the sea and over the rooflines of Regency Brighton. (The balustrades are not of regulatory height, however, so caution advised).

Lower Ground Floor Apartment

While the lower ground floor is linked by stairs to the ground floor at present, it has the potential to be completely self-contained and with its own street entrance and access to the rear patio with some reconfiguration. To the front, the double bedroom is perfectly private from the street, while the living room, with original parquet flooring, sits centrally to the apartment and has ample space for relaxation and formal dining. This has access via French doors to a private patio area which becomes an extension of the home during the summer, and to the rear, and the utility room to the rear can become a fully working kitchen if required with integrated appliances.

The flat can also achieve additional rental income, or it would be ideal for au pairs or for family members looking to stay close while retaining some independence.



LOCATION GUIDE

Good to Know

1 min to beach, 2 mins walk to shops & cafés

Brighton Station approx. 8 mins drive

Queen's Park's tennis courts, café, playground 5-10 mins walk, Marina & Lanes 15-20 mins walk

Education

Primary: St Luke's Primary outstanding 5 mins drive

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

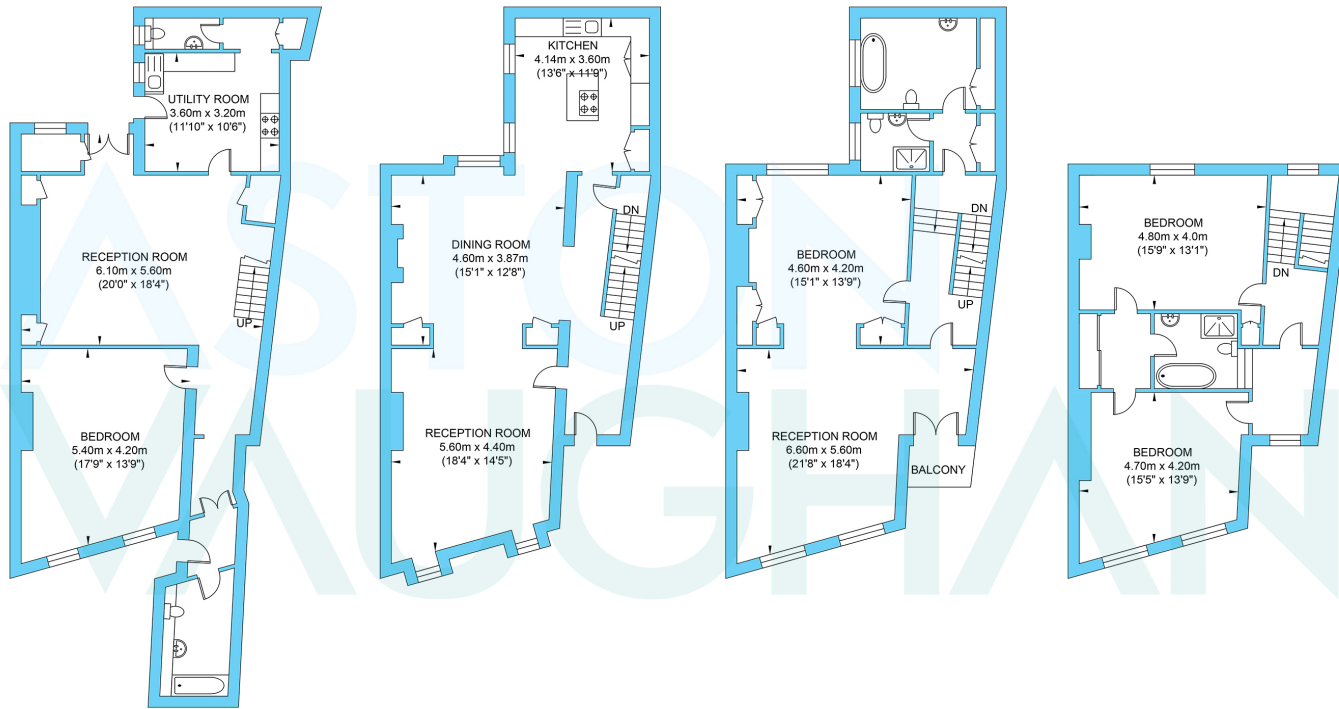
Private: Brighton College, Roedean, Lancing

Location Guide

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital. Numbers 1-11 Portland Place are Busby's final works in Brighton, built in 1826, so they hold significant historical interest in the city.

This beautiful terrace sits just seconds from the beach and a stroll from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes away with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex are also nearby and the South Downs, playgrounds and 72 par golf course are just a short walk. It is 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 both readily accessible- and there's no waiting list for permit zone H.





Lower Ground Floor
Approximate Floor Area
844.42 sq ft
(78.45 sq m)

Ground Floor
Approximate Floor Area
798.57 sq ft
(74.19 sq m)

First Floor
Approximate Floor Area
790.17 sq ft
(73.41 sq m)

Second Floor
Approximate Floor Area
625.92 sq ft
(58.15 sq m)

Approximate Gross Internal Area = 284.20 sq m / 3059.10 sq ft

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

