



Walpole Terrace, Brighton, BN2
Offers in the region of £1,600,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Walpole Terrace, BN2

4 Bedrooms | 2 Bathroom | 2 Reception Rooms
2636 Sq Ft | Chain Free | College Conservation Area

- Beautiful Victorian terraced house
- Opposite Brighton College playing fields
- Large garden backing onto quiet woodlands
- Designer fittings and finish
- Plentiful permit parking
- Local amenities
- Twice weekly artisan food market
- County Hospital 4 mins walk
- Walk to Kempdown Village 4 minutes
- Walk to the seafront 7 minutes
- Great transport links to city and all rail stations London.
- Planning consent for master bedroom and en-suite
- Chain Free
- Conservation Area

In an exclusive location opposite the playing fields of Brighton College, a 2 minute drive from Queen's Park, and a 6 minute drive to Brighton Marina with its galleries, shops, cinema, bowling alley and restaurants. This tranquil 4 bed Victorian house with its unique large garden backs onto quiet woodland. A rare opportunity to buy a whole house in this sought after terrace, with its fabulous original Victorian features. There is planning in place for an additional principal bedroom and ensuite

Kempdown is one of the most fashionable locations in the city, with art galleries, cafes, restaurants. Every Friday and Saturday an artisan food market takes place in Kemp Town village at St Georges Church gardens which is hosts wonderful concerts throughout the year.





Inside The Villa, beautiful rooms blend period grace with comfort to create a sun-filled home with a social flow to the large, inter-connecting terraces and gardens at the back. An inviting kitchen dining room offers the best of contemporary design with a high spec kitchen and spacious dining area. This is complimented by the stunningly high ceilings, 2 original Victorian marble fire places, cornices and ceiling roses. On the first floor landing, there is a guest cloakroom, up a few stairs is the very impressive double aspect lounge. With 4 high sash windows which have wonderful views of the leafy tree lined terrace .On the second floor are the first two bedrooms, with panoramic views.The other bedroom has a balcony overlooking the gardens backing onto the quiet woodlands. There is a luxury bathroom a stylish refuge with high end fittings ,views of the college cricket pavilion and the sea views. There is also a separate W.C. and additional storage within an airing cupboard. Down the internal staircase, on the lower floor are two more spacious double bedrooms, one with a walk in wardrobe and French doors to a patio and further outside storage. There's a contemporary bathroom, a utility area and more storage, so this level could easily become a self-contained apartment, which has its own street entrance. If you were looking for inter-generational living or a passive income or it would make excellent consulting rooms as it has its street entrance. Outside the front door there is a large cellar with plenty of storage space





Introduction:

In a well-kept Victorian terrace with unique views across the leafy playing fields of Brighton College, ("The Independent School of the Decade" The Sunday Times) this majestic Victorian Villa has the eclectic style of its interior designer owner. improvements have been unfailingly sympathetic to this graceful building, and this sensitive blend of old and new begins in the inviting hallway, where the inner door has its original blue glass and opens to an inviting hall with period finials and a sweeping staircase.

The kitchen dining room, cloakroom shower room and studio/office with door leading to garden terrace

Stylish, sociable and with plenty of space for entertaining, the kitchen dining room with tall sash windows and two original Victorian marble fireplaces. Streamlined units deliver sophisticated storage solutions and working surfaces look great but are also user friendly. Flowing around a central island, high end appliances includes a touch induction hob and oven. Along the hallway at the rear of this floor is shower rom and a bright room looking into the a courtyard, currently used as an art studio with a sink unit would be ideal for an office.



The Reception and Garden

With glorious proportions, the reception spans the whole of the first floor. A broad bay window and sash windows sweep from floor to ceiling at the front to frame the unique leafy setting French doors flow out to a private terrace where guests can relax in rare seclusion. A broad walkway adorned by a fruiting vine takes you past the lower terrace to the mature, leafy garden. Light and airy, in winter this majestic room transforms into a welcoming haven as there is a handsome fireplace and ambient lighting is set into the floor, which changes colour to suit your mood.

Unique to The Villa the outside space is large for such a fine Victorian house a rare find in Kempton, together the decked terraces and garden cover an astonishing 2000 sq. ft. (approx.) A private, quiet sanctuary surrounded by gardens and with woodland behind it becomes an extension of the house during summer, ingeniously landscape for both sun and shade with 3 very large purpose built beds to produce flowers, fruit and vegetables for the house, a large decked seating zone to entertain and an area shielded from the heat of the mid-summer sunshine or watch games on the lawn

Returning inside, the meticulous attention to detail continues in the second stylish cloakroom conveniently on the first floor landing.



The Principal Bedroom, Bathroom and Family Bedroom

Instantly relaxing with views over the fields of the college to a glimmer of the sea, the principal bedroom is blissfully private. With restful proportions and calm decoration, and built in wardrobes

Next door, the luxury bathroom, which has views of the lined tree terrace and the sea, a fabulous whirlpool bath and separate walk in shower with a high end dual head system, and other inviting touches include a warming rail for towels.

The next bedroom is quite and comfortable with picture perfect views over the garden to the woodland behind the house from a Juliet balcony, the second double bedroom on this floor has plenty of charm of its own

This floor has a separate W.C. and a spacious airing cupboard

Planning permission has been recently granted for an additional floor to create a master bedroom and ensuite

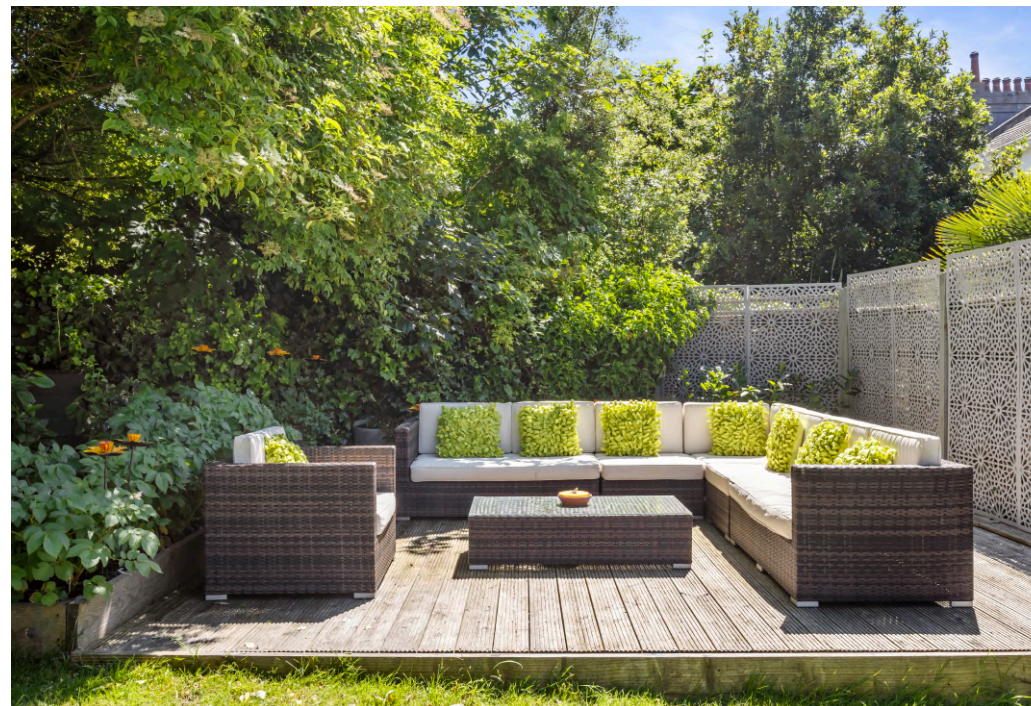
Two Lower Floor Bedrooms, Bathroom and Utility:

Down a sensor lit staircase, this spacious lower storey also has its own entrance from the terrace

At the bottom of the staircase is an airy bedroom with French doors to a patio it also has a walk in wardrobe, whilst next door, a big, bright bedroom has grace and a stately victorian marble fireplace. The bathroom is contemporary with a french designer hand basin and Mira shower, there is a large cupboard so storage is not an issue and there is also a discreet utility area with sink, washing machine dryer, fridge freezer, drawers and storage cupboards .

Vendor's comments:

"We had to wait a few years before we finally found a whole house in Kemp Town with a garden within walking distance of the sea - close to the hospital, good schools, a park and all stations to London. The Villa's graceful proportions, original features and the jewel in the crown the secret garden. It was a labour of love to restore it to its former glory . The time living here has been magical and its been a sheer pleasure to have been The Villa's caretaker until the next owners move in. The spacious versatile layout and big rooms have been perfect for us entertaining and working from home. The lower floor has works so well for visiting family. This is a fantastic area to live in with a great community feel and we have had the best of all worlds minutes away from central Brighton as well as being to accessible to Sussex coastal and countryside locations "



LOCATION GUIDE

Good to Know

Council Tax; Band F

Planning: See BH2020/00358 & BH2024/00170

2 mins walk to local shops & cafés in Kemptown Village, 15 to cultural centres, 8 to Queen's Park's tennis courts, café, playground 2 mins drive to County Hospital & beach by car same parking zone, 7 on foot

Education:

St Luke's Primary outstanding 3 mins drive Brighton College 6 mins walk, 1 by car Varndean High School, Dorothy Stringer Varndean 6th Form College, BHASVIC, BIMM Brighton Girls, Roedean easy reach

Tucked quietly away, this unique house is in a great location opposite Brighton College with local amenities and between the playground and café of Queen's Park and the seafront with cafés, volleyball courts, an outdoor pool open throughout the year, The Royal Pavilion, arts venues and art galleries. The Lanes in central Brighton are all within a 15-20 minute scenic stroll along the seafront or past the lively bars and restaurants of St James' Street (which hosts Pride) too! Kemptown Village has wonderful shops, galleries, pharmacies, post offices, doctors, dental surgery, as well as an al fresco lifestyle and it hosts the hospitals, Amex and good schools including outstanding primary St. Lukes. Buses serve the whole of the city of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, both the A23/27 and coast road are easy to reach. If you commute by car, Dyke Road gives swift access into the city centre or out to the A23/A27 for the coast, Lewes, Gatwick and London.

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