



Clifton Terrace, Brighton, BN1

£1,800,000

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EXQUISITE

## INTRODUCING

# Clifton Terrace, BN1

5 Bedrooms | 3 Bathrooms | 3 Reception  
2898 Sq Ft | Double Garage | Clifton Hill  
Conservation Area

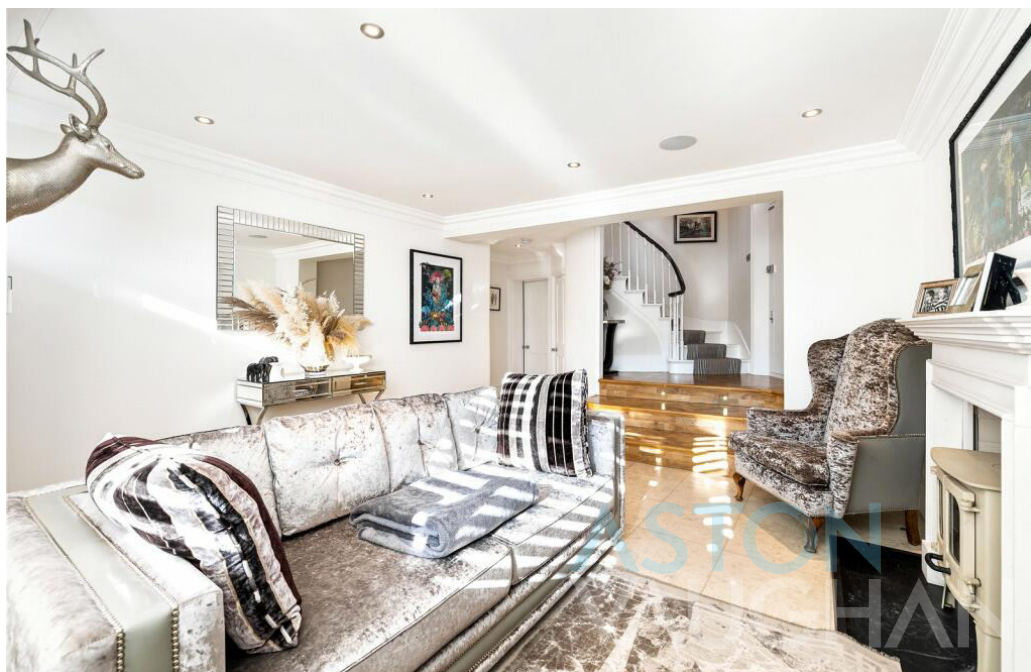
This double-fronted, Grade II listed Victorian villa is a standout of Clifton Terrace, featuring a south-facing garden and exclusive access to gated grounds. Larger than most and unique with three garages, this end-of-terrace home boasts five spacious bedrooms, including a luxurious master suite with panoramic sea views. The villa spans four storeys with symmetrical bay windows shaded by iconic glass “curtains” and a fabulous first-floor reception. Recently refurbished with top-quality materials, it includes a Davenport kitchen, luxury bathrooms, underfloor heating, and a discreet Sonos system. Situated in a prestigious central location near the sea, chic shopping, and the station, this home offers both historical charm and modern luxury.





The formal entrance opens to an impressive hall with a period staircase leading up to the formal reception and curving steps down to a welcoming family room adorned with designer wallpaper. This light and airy space opens to the south-facing garden, transforming into an additional 'room' during summer. In winter, it becomes a cozy haven with soft Amtico flooring concealing underfloor heating and a wood-burning stove adding warmth and character.

The Davenport-designed kitchen blends high specifications with period style, featuring shaker-style ivory units, gleaming granite surfaces, and high-end integrated appliances, including a Falcon wine fridge and Siemens American-style fridge freezer. The touch induction Britannia electric range may stay, subject to circumstances. A sociable breakfast bar invites gatherings, and like the family room, the kitchen has underfloor heating and discreet ceiling speakers. A broad bay window at the front provides a view of the garden, and stairs lead to a private media/playroom with a skylight and underfloor heating.



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Practicality meets glamour as the family enters through the garden gate. A large cupboard stores boots and bags, while a spacious utility room keeps sports kits and wet suits out of sight. The double garage with remote-controlled doors is also accessible from this level, ensuring you stay dry. The media room can be converted back to a third garage if needed, as the street-facing door remains intact.

Sunshine fills the spacious and well-decorated drawing room. Spanning the full width of the house, two deep bay windows offer beautiful views of the manicured gardens. The room is naturally divided into dining and drawing areas, with bi-folding central doors for flexibility. Original hand-crafted roses adorn the ceiling, a dark floor shines in the sunlight, and working fireplaces at each end of the room enhance the symmetry and comfort.

Across the hall is a spacious study or a comfortable double guest room. The high ceiling has period details, the carpet is deep and soft, and there's a Victorian fireplace with an iron inset. The shower room, centrally located on the landing, is lined with polished marble and features Burlington fittings and a drench shower head.

The attention to detail continues with three double bedrooms on the second floor, all spacious, bright, and move-in ready with stylish décor and fitted wardrobes. The front rooms overlook the garden enclosures, with one offering glimpses of the sea. The third bedroom has a pleasant, leafy view. The light and airy bathroom features a bath with a shower, and the classic black and white design is updated with modern, textured tiles.





At the top, you'll find a peaceful and private master bedroom suite with an elliptical slipper bath and an impressive walk-in shower with a rainfall head. Designed for relaxation, this space includes underfloor heating and a heated towel rail. The south wall of the master bedroom is lined with windows, offering unique panoramic views of the coast by day and a calm, tree-surrounded atmosphere by night. Built-in wardrobes at each end provide ample storage, and the room's privacy is ensured as it isn't overlooked.

The sunny, south-facing garden by the house is spacious and split into two levels, offering a private dining area. It's paved for easy maintenance, with attractive statement planting and ambient lighting. A nominal fee covers the upkeep of the extensive and beautiful communal gardens.







**Vendor's Comments:**

"I've really loved living here—it's amazing to be just a short walk from town while still enjoying such peace and quiet. The period features of the house have added a unique charm and warmth that make it feel truly special. It's been a wonderful place to call home."



## LOCATION GUIDE

### Education

Primary: St Paul's C of E

Secondary: Cardinal Newman

Private: Brighton College, Brighton and Hove High

### What's around you

Shops: Western Road a 2 minute walk

Train Station: Brighton a 9 minute walk

Seafront or park: Seafront a 5 minute walk,  
St Nicholas Rest Garden 3 minutes

### Location Guide

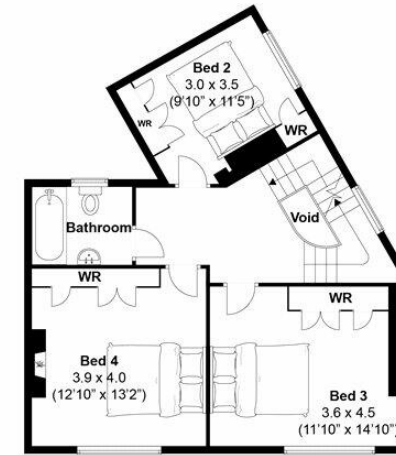
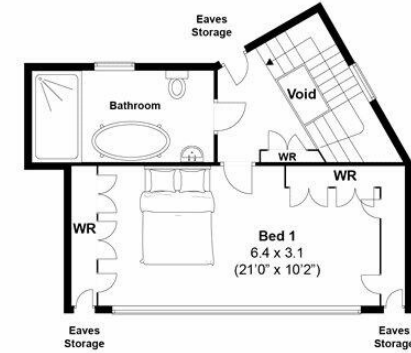
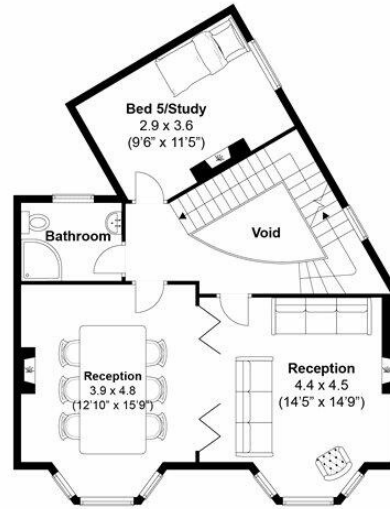
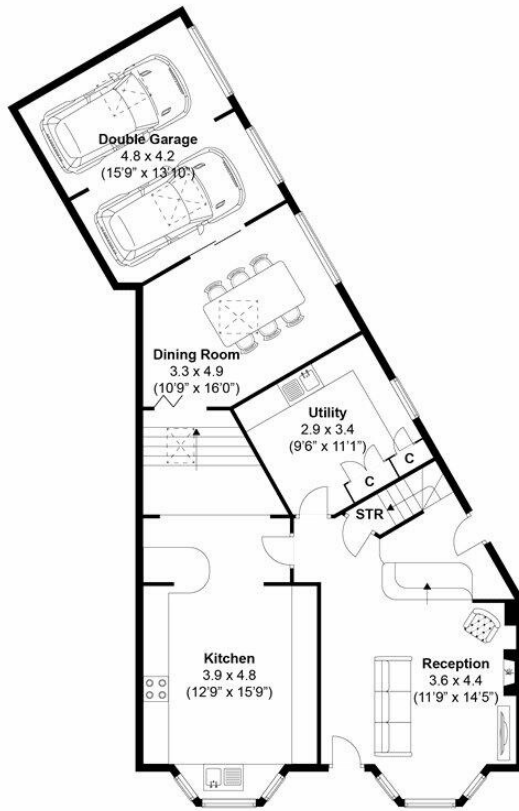
Just a few minutes' walk from the house, you'll find Western Road, known for its boutique shops, cafes, restaurants, and bars, including some of the city's top-rated spots on Tripadvisor. Brighton's Seven Dials, North Laine, and Station are also within walking distance, and St Ann's Well Gardens is just three minutes away. The area has several popular schools, including the award-winning Brighton & Hove Girls School and Lancing Prep. The property is a short 9-minute walk from Brighton mainline station, making it convenient for commuters to London, with direct trains to London Bridge taking just under an hour and ten minutes and Gatwick Airport reachable in half an hour.



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# Clifton Terrace, Brighton

Approximately 269.2 sqm (2898 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.