



CROSS STREET

Waterloo Street, Hove, BN3

£1,250,000

**ASTON  
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Sales and Lettings



## INTRODUCING

# Waterloo Street, BN3

7 Bedrooms | 7 Bathroom | 2 Reception Room  
3140 Ft | Hove area | Self-contained Flat

Spread over five substantial floors offering a wealth of period features and an abundance of space, this magnificent Seven-bedroom townhouse is also brimming with potential to add value as an investment property or as a family home. The living spaces are hugely versatile, to include a self-contained apartment on the lower ground level. Above this, the main house boasts 4-6 further double bedrooms and 1-3 large reception rooms. Property was used to accommodate a large family prior to becoming a rental property.

Throughout the property, the decoration is smart yet neutral with some modern fixtures and fittings, alongside many period features. While it is ready to move straight in to, it is also a blank canvas, so there is plenty of scope to put your own stamp on the place.

While many of these beautiful buildings have been converted into generous apartments, this house is unique as it is predominantly one dwelling. The staircase to the lower ground level can be reinstated to create one single property if desired.

The exterior has undergone some recent refurbishment, so the façade is fresh in 'Hove cream' with its timber-framed, double-glazed sash windows picked out in white, while its iron railings and balcony gleam in black gloss. Traditional tiled steps lead up to the door, where once inside, the sheer scale of the house is breath-taking. The ceilings soar with decorative corbels high above your head, deep skirtings below, and both dado and picture rails wending their way around each space. A single mahogany banister rises through all four floors on this level in one continuous curve and fresh carpets have been laid throughout.







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There are two vast reception rooms on the ground floor level which could have any number of uses, be they as bedrooms, spacious home offices, sitting rooms or workspaces. The bi-fold doors which link these two rooms to link them could easily be reinstated to create a large space for entertaining, in addition to the one on the first floor. Also on this level is a spacious utility room with an additional shower and WC - ideal should these reception rooms be used as bedrooms as all others are en suite.

As was always intended, the main reception room is on the first floor where the ceiling is at its highest and floor to ceiling windows almost cover the easterly wall, inviting the morning light. As with every window to the front of the building, these have been replaced with conservation grade, timber-framed double glazing, so they remain in keeping, opening to a full width balcony looking out over the bustling street below. From here you can see the sea at the bottom of the hill, so with the windows open, the cool coastal breeze can flow right through the house. There is ample space for comfortable furnishings and formal dining, with the kitchen partially open to the space.

In here, Shaker style units run along two walls at both base and wall levels with a gas hob and fan oven integrated within them. Space has been left for several undercounter appliances, and there is also room for a kitchen table if need be. You could completely open these rooms if desired, or keep the element of separation between the kitchen and living space.

The upper two floors are almost identical; each containing two double bedrooms – all with modern en suite shower rooms. Each floor has a larger double spanning the front of the house with a smaller – yet still substantial double with views over the historic landscape to the west. These rooms have period features which include some traditional wardrobe storage built into the alcoves and period fireplaces. On the top level there is access to a fire escape balcony.









### Lower ground floor apartment:

Entirely self-contained from the main house, the lower ground apartment makes the ideal investment as it can be let out with ease to start generating an income as soon as you move in. It is ideal for families looking to live with elderly relatives who seek the security of being nearby while keeping a level of independence, or for young adults returning home after flying the nest.

The long hallway has the main bedroom to the right. Plenty of natural light streams in via a large picture window on the easterly wall, while the lower ground position allows for some privacy. This room has an en suite bathroom for convenience, while there is an additional WC accessible from the dining room conservatory – ideal for guests.

Sitting centrally, the living room links through to the atrium dining area which floods the space with natural light. The kitchen to the rear of the flat is accessed via a utility room, which are fully equipped with plenty of storage and some integrated appliances to include an oven, grill and a five-ring gas hob, while space and plumbing have been left for other appliances.







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### Vendor's Comments:

"We bought this property as our family home and later did long and short-term rentals which are hugely popular due to its size and great location. Waterloo Street is close to all of Brighton's numerous activities and attractions and as an extra bonus has the beach on your doorstep."

### Education:

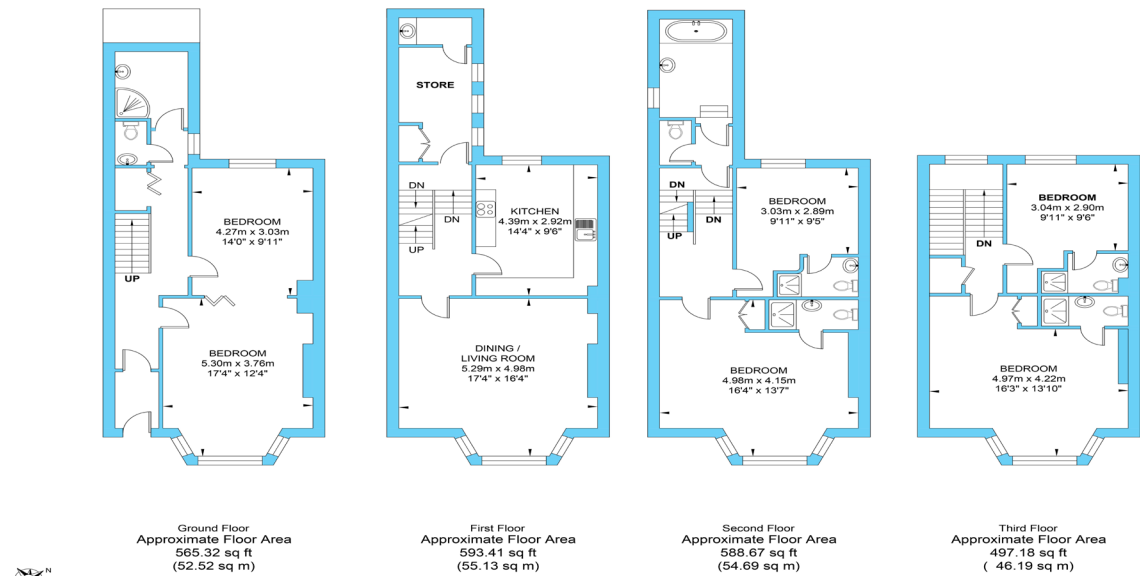
Primary: Brunswick Primary, St Mary Magdalene RC

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

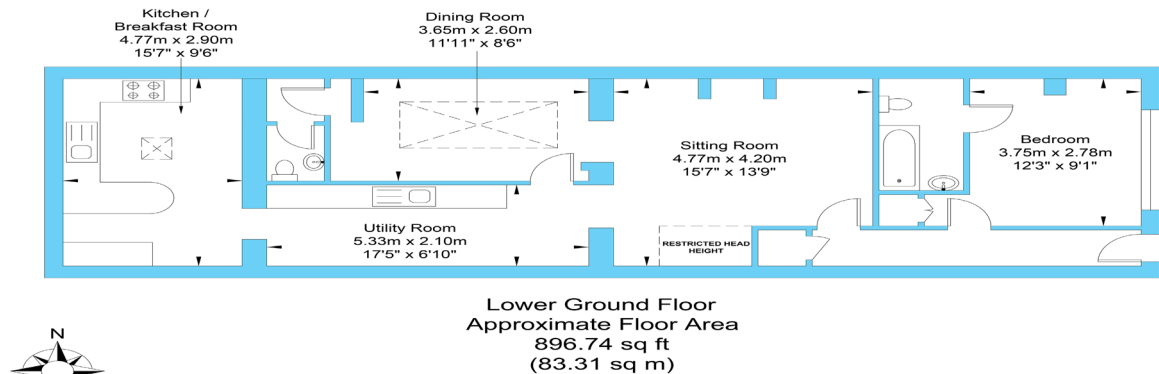
Private: Brighton College, Lancing College, Windlesham, Brighton Girls School

Brunswick Town was the grand design of renowned 19th Century architect Charles Busby and was to be a 'new town' for all levels of society, built around the regal homes of Brunswick Square. The townhouses of Lansdowne Place were built between 1830-40, bearing the same curved facades in magnolia cream with striking architectural features and gleaming black ironwork. Having been beautifully maintained over the years, they are now protected by their Conservation Area, Grade II listed status.

Brunswick Town Conservation Area has long been heralded as one of the most fashionable areas to live in this city; known for its rich history, striking architecture and the eclectic mix of boutique shops, cafes, restaurants and bars which give it a unique character. The local schools are excellent and there are two commuter stations within walking distance, plus the beach is virtually on your doorstep and is a joy at any time of year. With so much space and potential, this house would suit families, professional sharers and buy-to-let investors alike- but either way, it is sure to attract the attentions of many.



### Waterloo Street



Approximate Gross Internal Area = 83.31 sq m / 896.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.