



Eastern Terrace, Brighton, BN2
Asking Price £1,000,000

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Sales and Lettings

INTRODUCING

Eastern Terrace, BN2

2 Bedrooms | 2 Bathrooms | Grade II Seafront Terrace
1471 Sq Ft | Stunning Sea Views |

With glorious sea views and iconic south facing balcony this 2 bed, 2 bath exclusive retreat is a fantasy home within one of the most prestigious seafront terraces in Brighton 15 mins walk along the promenade from the picturesque Lanes, and Brighton Station's direct trains to Gatwick and London only 7-10 minutes by cab. Built in 1828, and once home to James Ashbury MP 1874-1880 whose friend, retired US President General Ulysses S Grant came to stay in 1877, this private 2 storey maisonette blends glorious period proportions with flawless contemporary design to deliver the coastal dream. Set well back from the coast road behind a communal garden and plentiful permit parking with no list, it's opposite beaches with a Lido, Yoga centre and café bars. Beautifully presented, 136.69m² (1471.31 sq. ft.) deliver a fabulous lifestyle with unspoilt period details, tastefully decorated rooms and en-suite bedrooms which don't share a wall.

A rare find, the elegant living dining room kitchen is full of sunlight with triple windows so large you can enjoy the sea views even when seated, and offering a sophisticated open plan lifestyle, it opens to an unusually large south facing balcony with space for al fresco dining. Absolutely private at the heart of the apartment, a spacious reception also delivers versatile options from home office to media room. Quiet and comfortable, the principal bedroom is a serene refuge with custom made wardrobes to fill and a glamorous en-suite large enough for a bath, a shower and twin hand basins, and ideal for guests, the second, generous double bedroom is also ready to move into with calm decoration, organised storage and chic shower room. With vibrant cafés, bars and restaurants as well as staples like supermarkets and pharmacies, Kemptown hosts Pride, the County Hospital, the pier and So-Ho house, and now is the time to buy with substantial improvements taking place along the seafront.





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Tucked away from crowds of tourists between the pier and the marina on Kemptown's famous Regency seafront with the independent shops, cafés and bars of fashionable Kemptown Village on your doorstep but out of hearing, this stunning home is within a secure, listed terrace known for its historic, distinguished visitors and more recent artistic and musical residents.

Inside the apartment, ceilings soar to dizzying heights and beautiful proportions are inviting - and the creative contemporary interior design has ensured that intricate, historic features remain unspoilt. Ahead, the sophisticated living dining room has an astonishing 8.13 x 7.15m (26'8 x 23'5) to enjoy and huge triple windows, with original shutters, bathe the room with sunshine and frame the unique waterfront setting. Original egg and dart plasterwork, a swan neck cornice and a gilded floral frieze still adorn this wonderful room and discrete, but with a sociable breakfast bar, the streamlined kitchen is 'self-contained' with its own levels of lighting so it doesn't dominate the whole space. Good to go, high spec appliances include a 5 ring gas hob beneath a hood, a grill/combi oven and fan oven at eye level and microwave and there's designated space for a fridge freezer which could stay, subject to circumstance.

At the heart of the apartment, the spacious reception is absolutely private and offers versatile options with 5.36 x 3.74m (17'7 x 12'3) to consider and stain glass panels to screen the passageway to the bedrooms - which are each on separate floors.

Quiet and comfortable at the back of this substantial building, the principal bedroom is a peaceful refuge with 4.85 x 3.20m (17'7 x 12'3) to relax in. With generous proportions and a broad bay window it is light as well as stylish with custom made wardrobes to fill, and the en-suite bathroom is a dream come true, large enough for a stately Regency style tub with a shower wand, a big walk in shower, twin hand basins resting on a custom made cabinet - and a designer finish.

Secreted away at the bottom of a private staircase, the second beautiful bedroom is a classic beauty ideal for family, guests or sharers with a bay almost filling the east wall from floor to ceiling to bring in the morning sunlight and with bespoke organised storage and a chic, contemporary shower room, you won't need to change a thing.





Vendor's Comments:

"This is a beautiful terrace to live in, unusually quiet with friendly neighbours – and the sea is just opposite where the beaches have a lot to offer with water sports, an open air pool, saunas and café bars to choose from. The village shops are around the corner which open early and close late if you're a health professional or flying in from Gatwick. The Village has everything you need, from great restaurants to a bookstore, deli, chemist, Co-Op and St George's Church which hosts events sometimes. You can walk to the arts venues of the famous Lanes or to the casino, health club, cinemas or waterfront restaurants of the Marina – or take a cab or bus. East Brighton Park has sports facilities, including the playing fields of Brighton College, and leads to fantastic countryside walks (with a café for breakfast after), and Queen's Park has tennis courts and is popular with parents at the college and local primary schools, too. Zone H has no waiting list and you can buy permits for visitors."





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LOCATION GUIDE

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Good to Know:

Village shops 2 mins walk

St Luke's Ofsted outstanding 5 mins car

Brighton College 8 min walk, 3 by car

County Hospital 5 mins walk 2 by car

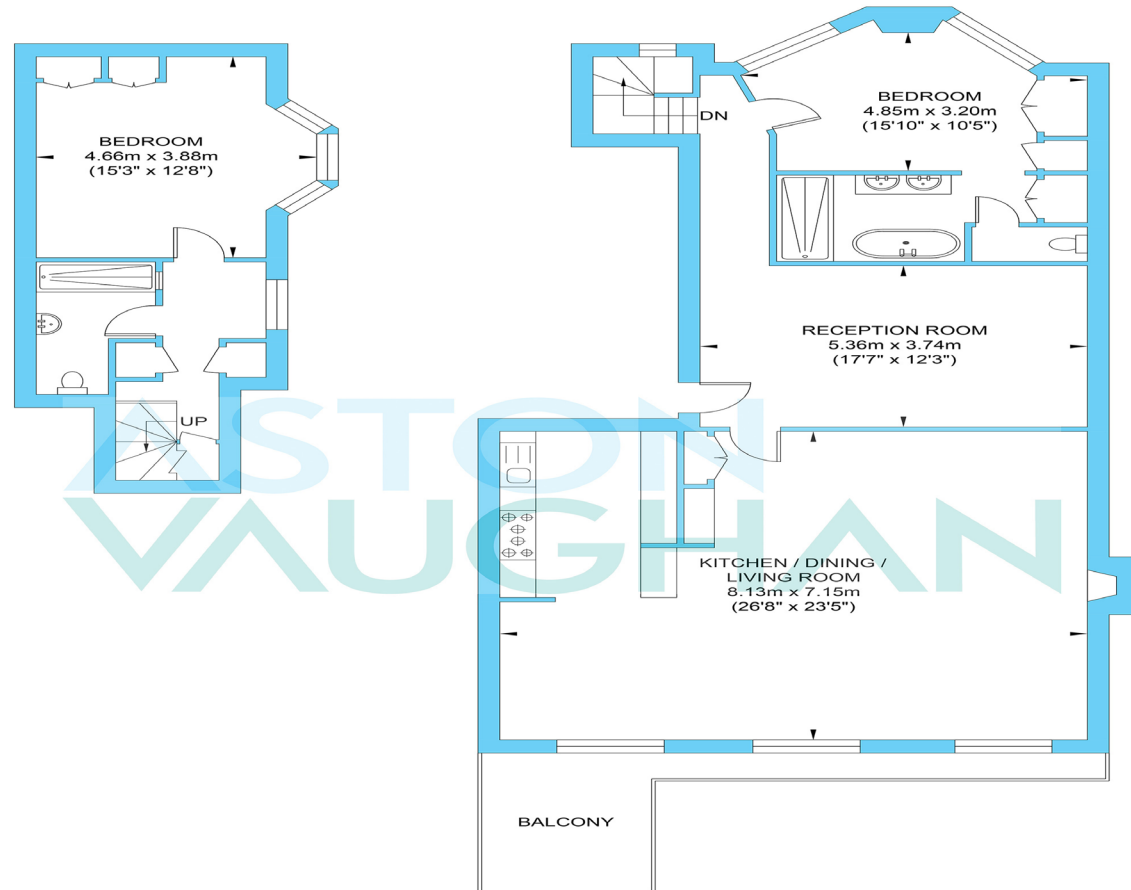
Sea 1 mins walk

Station 15-20 mins bus, 7-10 by cab

Location Summary:

Kemptown Village is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

Eastern Terrace



Ground Floor
Approximate Floor Area
309.24 sq ft
(28.73 sq m)

First Floor
Approximate Floor Area
1162.07 sq ft
(107.96 sq m)

Approximate Gross Internal Area = 136.69 sq m / 1471.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.