



Eaton Place, BN2

Guide Price £800,000-£850,000

ASTON
VAUGHAN

INTRODUCING

Eaton Place, BN2

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms
1784Sq Ft | West Facing Roof Terrace Sea Views

A quiet refuge blending period grace with great contemporary design, this beautiful 4 bed maisonette has a large sunny roof terrace with sea views. Spanning an amazing 1784 sq. ft. over 2 floors of a magnificent double fronted Villa in fashionable Kemptown Village it's ideal for professionals or families 2 mins walk from Brighton College Prep, 3 from the sea and 4 from the County Hospital. There's a vibrant café culture around the corner, the lanes are a 15-20 minute stroll along St James's Street (on the Pride route) and Brighton's direct trains to Gatwick and London are about 9 mins by cab. In a stately Victorian terrace on a tree-lined street which offers plentiful local permit parking with no waiting list, inside delivers a sophisticated coastal lifestyle where an impressive living room has a period fireplace, a spacious kitchen dining room is ideal for entertaining and both bathrooms are design-led. The four bedrooms are beautifully presented with ample storage and the guest room/home office opens to the large, west terrace with a view which sweeps over rooftops to the English Channel.

A great package within easy reach of major employers, Kemptown Village is a great place to be as 2 blocks down you can walk or cycle for miles along the seafront and the local beach has café bars, yoga, volleyball, a lido, the beach box spa and the Concord 2. The waterfront restaurants of the Marina and a park leading onto the downs are easy to reach whilst a scenic 15-20 minute stroll along the promenade takes you to the picturesque Georgian Lanes and cultural heart of the city. There are bus routes to take you in or out of the city and good schools include Brighton College Senior School, an 8 min walk, Queen's Park Primary and St Luke's Primary.





The Living Room and Kitchen Dining Room:

On the first floor, a broad central hallway has a high ceiling overhead and herring bone oak flooring beneath your feet which flows into all of the rooms. Ahead, of classic proportions and understated elegance, the beautiful living room has a stately bay window to frame the leafy, historic street and the plantation shutters will stay. High above the street it is a quiet retreat, sympathetically decorated in the period tones of Little Greene with versatile space of 5.08 x 4.16m (16'8 x 13'1) to relax into.

Next door, the kitchen dining room is full of light which streams through a generous bay and broad sash to ensure this space is always inviting. Designed for every day, but also to celebrate friends and family, there's plenty of space for a big table where you can dine in comfort whilst enjoy tree top views. With ambient lighting for parties and 6.08 x 5.11m (19'11 x 16'9) to share, this large room is well-planned, flowing around a sociable, central island topped with granite which has power for appliances and a sink and a dishwasher bridging the dining area and the working areas. Streamlined units deliver sophisticated storage solutions and integrated appliances include a 5 ring gas hob, grill/combi oven beneath a hood, a full size fridge and a full size freezer.





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The 1st Floor Bedrooms and Bathroom:

Private and peaceful at the back of this substantial property with garden views, the first generous double bedroom on the first floor has the restful proportions only period homes can deliver and is currently used as a teenage den with a double sofa bed for entertaining their friends.

Across the hallway, the principal bedroom at the heart of the home is a dream come true. Quiet and comfortable with 4.83 x 4.38m (15'10 x 14'4) in which to unwind, the room is a soothing sanctum ready to move into with twin, double wardrobes to fill, one of which is custom made to mirror the Victorian original, but which provides inside contemporary, organised storage.

On the landing beneath, a luxury shower room has a designer finish from the brushed brass fittings of the dual headed shower and taps above the hand basin to the sleek tiling, underfloor heating and warming rail for towels, and tucked behind the door a discreet cupboard conceals power and plumbing for both a washing machine and a dryer.





The Second Floor Bedrooms, Bathroom and Roof Terrace:

Completely private with a Velux so you can dream beneath the night sky, the third double bedroom is a tranquil haven where plywood handmade wardrobes, have under eave storage behind them.

Between the two rooms, so they don't share a wall, a contemporary bathroom has a high spec finish with calm colour choice and underfloor heating, good storage and on trend white fittings above the hand basin and the shower above the bath.

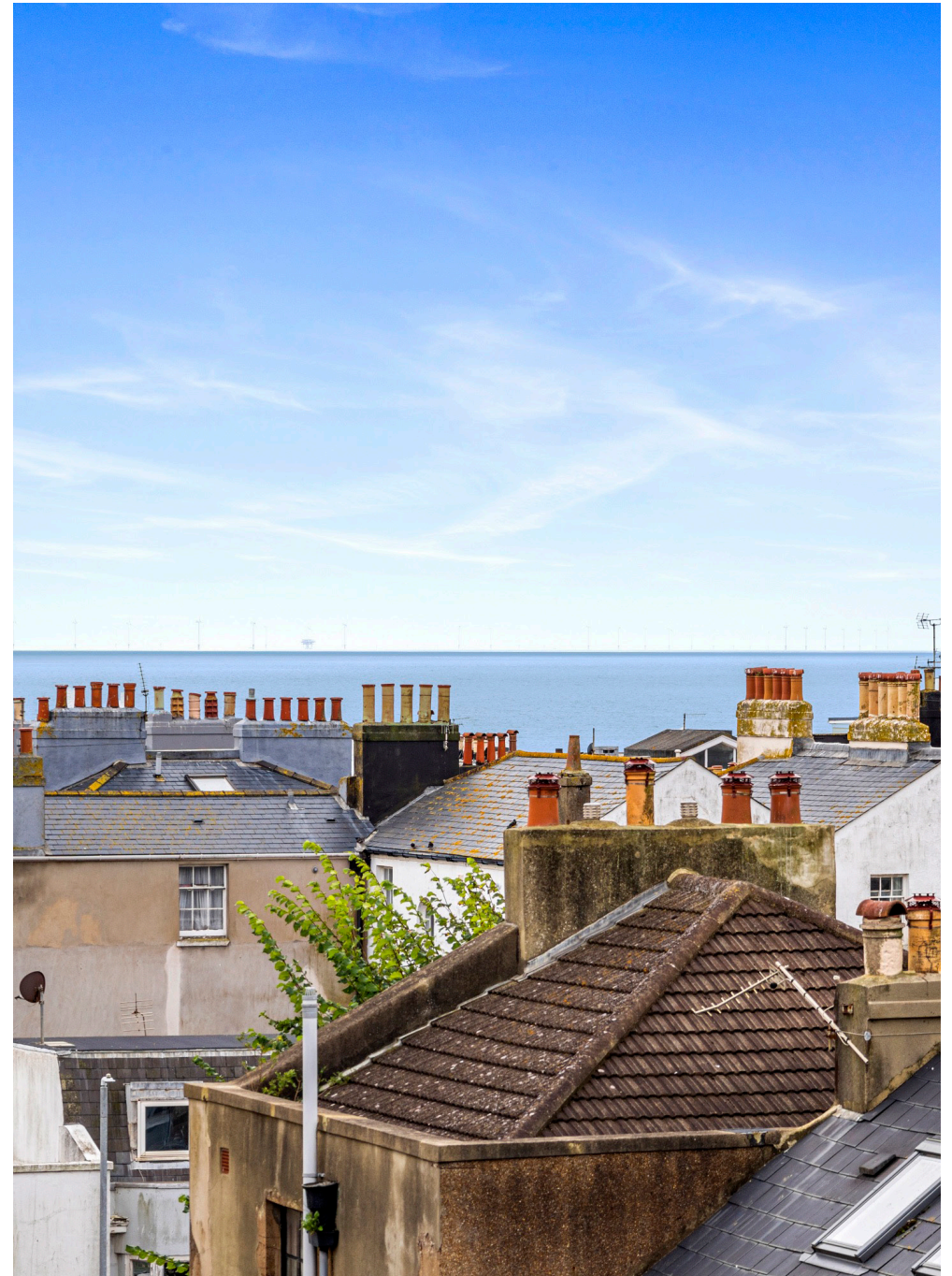
Facing west for the evening sun, the fourth double bedroom is a welcoming room with space for quiet study, but it could also be a quiet place from which to work from home, large enough to share and with French doors out to a big sunny terrace, ideal for al fresco dining with views which sweep over gardens and rooftops to the sea in the south and up to the sculptural buildings of the Royal Sussex County Hospital to the north.





Vendor's Comments:

"We have really loved living on Eaton Place for the last 14 years and feel very lucky to have been surrounded by such lovely and supportive neighbours, many of whom have been here for even longer than us. Kemptown has a real village feel to it and Eaton Place is very much part of that. All of the rooms are big and beautifully bright all day. The building is so large that our portion feels like a house, and we love spending time on the roof terrace to enjoy the open views to the sea. We wanted to keep the integrity of this grand Victorian property whilst creating a comfortable, contemporary home which would adapt as our needs changed. We have used only high quality fittings and local craftsmen, and we hope you will love our happy home as much as we have. 15-20 mins' walk from the Dome, theatres, the Royal Pavilion, its gardens and winter skating ring, friends love to visit and they enjoy the roof terrace too where we can eat and watch the sea by day and glittering views at night. There are plenty of activities for any age group along the nearby seafront or in Queen's Park and East Brighton Park which are both a short walk, and Brighton has something for everyone from enjoying boat trips, picnics on the beach, exploring the beach bars or exploring the vast choice of restaurants and festivals."



LOCATION GUIDE

Good to Know:

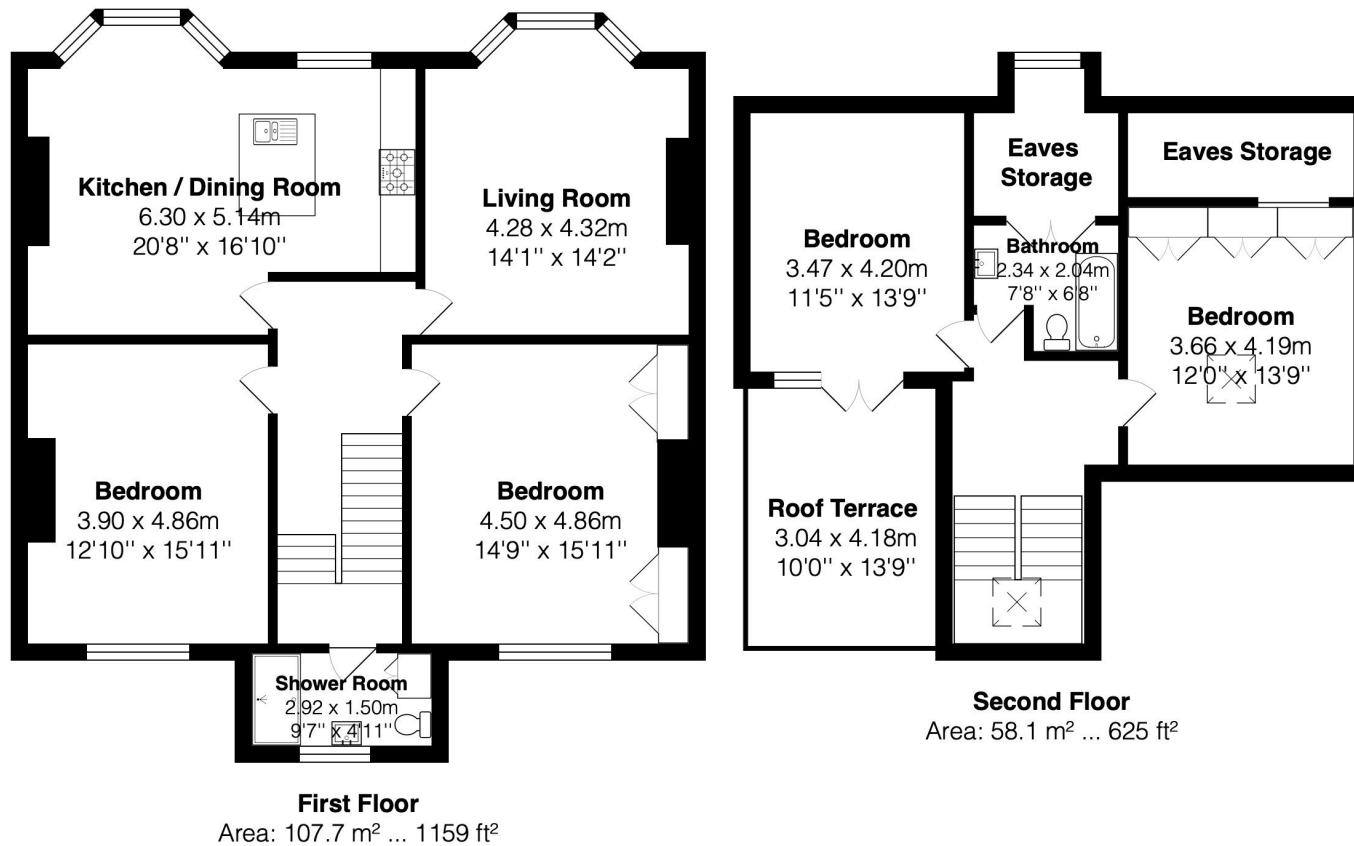
Queen's Park's tennis courts, café, playground 5-10 mins walk

Marina & Lanes 15-20 mins walk

Location Guide:

Our coastal city is famous for its beaches, festivals, food and shopping– but also for its history, vibrant cultural heart and warm, inclusive community. Bordered by the sea, surrounded by the South Downs National Park and with fantastic schools, colleges and universities we attract professionals, families, students and investors. Kemptown Village has an eclectic mix of cafés, shops, restaurants and even a farmer's market, and its beaches have cafés, bars, a Lido, yoga centre, crazy golf, playground and the Concord 2. Hosting the County Hospital and Brighton General, and within easy distance of major employers, it is within walking distance of the city centre and the station although there are local buses and plentiful permit parking with no waiting list in zone H.





Total Area: 165.7 m² ... 1784 ft² (excluding roof terrace)

All measurements are approximate and for display purposes only.