



Kensington Place BN1  
£925,000

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## INTRODUCING

# Kensington Place, BN1

4 Bedrooms | 2 Bathrooms | 2-3 Reception Rooms  
1396.80 Sq Ft | Balcony | Patio Garden |

Beautifully presented and deceptively spacious, this exceptional 19th Century townhouse impresses at every turn. Set in the cultural heart of Brighton, just a few minutes from Brighton Station within the fashionable North Laine District, it also sits on some of the most prime land in the country, ensuring to hold its value and desirability.

The current owners have renovated in many areas, being careful to retain the building's original period features, keeping its historical integrity and heritage intact while bringing their home into the 21st Century, to last for many more years to come.

Kensington Place is a very attractive part of the city, characterised by immaculate period homes in a variety of styles, each one expertly cared for. On the west side of the street, the homes are unique, set back from the pavement behind sweet and leafy front gardens. This house is particularly pretty decorated in delicate blush-rose with its sash windows and front door picked out in white, gleaming in the morning sunshine. There is space to sit out in the front garden as the sun comes up, screened from the quiet street by planting – although there is very little through traffic as this road is not one of the four main shopping streets.

Stepping inside, you're welcomed by a naturally light and spacious living room that flows through to the dining room, kitchen, and garden. From the front door you gain a wonderful line of sight through to the rear courtyard. Light streams in from east to west, first via a wide bay window spanning the front of the house, then through Crittall style doors and windows rising floor to ceiling in the dining room.

It is immediately welcoming with clearly defined areas for relaxation on homely furnishings by the wood burning stove, alongside a formal dining table and chairs by the kitchen. Original cabinetry and shelving has been retained within the alcoves and wood floors are painted off-white to complement the walls while brightening the room.

There is ample space in here for socialising which can spill outside to the sheltered west facing courtyard during summer where tall white walls reflect the light and retain heat. It is a low-maintenance space, ideal for those with a busy lifestyle, yet it is easy to add colour with potted plants and garden furnishings, creating a beautiful backdrop from inside.







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In a modern country style, the kitchen is made from solid wood in a Shaker style with oak worktops. The gas hob and oven are integrated, while the slim-line dishwasher is freestanding. A short corridor runs to the rear of the house with a recessed space to house the washing machine and tumble dryer alongside a tall Smeg fridge, with all appliances included with the sale. Completing the ground floor is the second bathroom which has been beautifully appointed with traditional style sanitaryware and fittings, quality brick tiling and a shower over the bath.

Steps lead down to the lower level, where the second reception room offers a versatile space for use as a snug, fifth bedroom, gym, workspace or studio. It is a great size with plenty of natural light filtering in through the lightwell which was replaced like for like in recent years. Having been tanked recently, this lower-level room does not suffer with damp – indeed it is a light and airy room with light wood flooring, fresh white walls and built-in storage spaces to include a heated linen cupboard.

Returning upstairs, sisal stair runner leads to the first-floor landing where the main bathroom sits ahead. Using a modern take on a period style, this luxurious space has a freestanding Victorian style, claw-foot slipper bath with wall mounted taps and a shower attachment. Wall panelling and traditional sanitaryware complete the scheme.













Original wide floorboards run along the landing and into both double bedrooms on this floor. To the rear, bedroom four is currently dressed as a study, yet it has space for a small double bed and freestanding furnishings. There is direct access to the west facing roof terrace from here, where there is space to sit out in the summer sunshine from lunch-time onwards until it sets over the rooftops of the city centre. You can spy the iconic roof of Brighton Station to the north, and the i360 to the south, with a heady mix of new and old in between. This terrace is a little oasis in the city, and surprisingly peaceful for evening drinks or dinner during the warmer seasons.

Spanning the front of the house, the principal bedroom is restful with views over the plants and palm tree in the front garden. Even with a king size bed, the floor space is not compromised, allowing for a generous wardrobe and chests of drawers in the alcoves. East facing, morning sunlight bathes the room via another wide bay window, offering the perfect spot for a window seat or dressing table if desired.

Elevated higher on the second floor are two further double bedrooms mirroring the footprint of the rooms below them. The views only improve the higher up the house you go, taking in more landmarks, church spires and chimney stacks, peppering the historic urban landscape below open skies. The immaculate décor and features continue up here, where it is ultimately tranquil ensuring a truly restful night's sleep.

From the upper landing, a ladder can be brought down from the loft space which is perfectly usable as an art studio, teenage den or yoga space. It has great headroom and two large Velux windows on the westerly side to bring in natural light and fresh air. It has also been tanked making it ideal for use as storage – a real necessity in these older homes.









**Vendors' Comments:**

“We bought the house 18 years ago initially as a holiday home but have lived here for the last 11 years as our permanent base. We fell in love with the house and the North Laine area many years ago for its colour and energy. The house is incredibly peaceful for a city centre home, yet we get to enjoy all the conveniences of the area with theatres, the beach, parks and gardens all within easy walking distance. It has been a real pleasure renovating this beautiful building. We have not cut any corners and were careful to stay faithful to its original character. It is a charming home where we have made many happy memories, but we are now looking for somewhere on fewer levels with a larger garden to enjoy.”

**Education:**

Primary: Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing College Prep. Brighton Girls, Roedean

**Good to Know:**

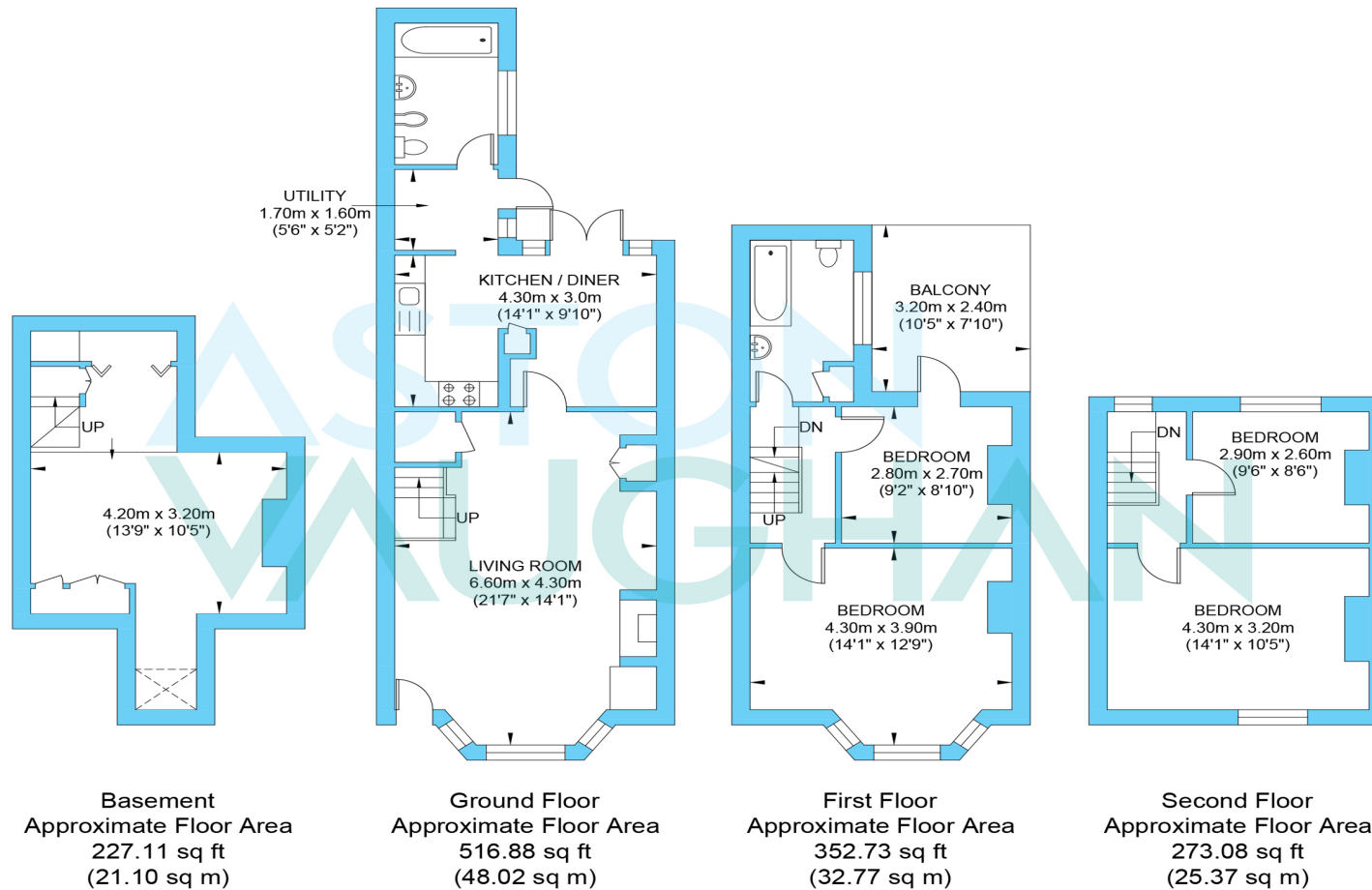
With the completion of the London to Brighton train line in 1841, Brighton continued to expand at an exceptional rate with many of the houses in the area built at this time. The mid 19th Century was an exciting time to live in Brighton with the fashionable and wealthy taking up residence here in great numbers. This house sits within a rich historical landscape where not too much has changed in the last 200-years, with this area holding the same attraction for many today.

Ideal for commuters and busy city lovers, this superior home is in a popular, historical location in a bustling shopping district within the famously chic North Laine, so you can enjoy the innumerable boutiques, restaurants, clubs, cinemas and theatres on foot. It's also conveniently located for the Pavilion Gardens which provide cool green spaces to relax during summer, hosting numerous arts events all year round. For those who love the outdoors, the beach, surrounding downland and cosmopolitan Marina- with waterfront restaurants- are easy to reach, and for commuters, the station serving Gatwick (23 minutes) and London (55) is around the corner, and there's quick access to the A23/A27.





# Kensington Place



Approximate Gross Internal Area = 127.26 sq m / 1369.80 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.