

# INIGO



## *Belgrave Place*

**BRIGHTON, EAST SUSSEX  
£850,000 SHARE OF FREEHOLD**

This beautiful two-bedroom apartment lies on Belgrave Place, a quiet terrace just a stone's throw from the Brighton seafront. It occupies the top two floors of a handsome Grade II-listed Regency townhouse and extends to almost 1,300 sq ft internally. The current owner, an interior designer, has created a light-filled and tranquil home by capitalising on the abundance of original features and combining these with sensitive contemporary interventions. Notable original features include tall glazed doors, which open onto a balcony with sea views, and wonderful floorboards throughout.

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### *Setting the Scene*

This maisonette is part of a terrace of houses built circa 1846 by architect Thomas Cubitt, who designed much of this part of Brighton (also known for his design of Eton Square in London). The façade of Belgrave Place is a fine example of Regency architecture, built from brickwork in Flemish bond and punctuated by windows crowned with elegant architraves and cornicing.

The terrace is the only cul-de-sac to be found along Brighton's seafront and is tucked away from the bustling city streets. This apartment's living space occupies the piano noble of the terrace, so enjoys wonderfully high ceilings and notable French doors which are framed by their original shutters, and which open onto the balcony.



### *The Grand Tour*

Entry is first into a wide communal hallway. The apartment's front door then swings open to reveal a generous private landing, where there is space to hang coats and store bicycles. A winding staircase, which still has its original handrail and delicate spindles, ascends to the first floor and the main living areas of the home.

A charming kitchen can be found at the rear of the apartment. Here, the current owner has used a limited palette of colours and materials to create a pared-back, refined space; smart blue-painted cabinetry lines the walls, visually grounding the white-tiled splashback and cultured marble countertops (finished in a similar marble to the original fireplace surround in the living room). There is space for a dining area in the centre of the room, and further storage can be found in the plentiful cupboards and array of open shelving installed by the owner.



To the front of the plan is a sun-drenched, east-facing living room with wonderfully high ceilings and an incredible sense of volume. Original floorboards run underfoot, while elegant cornicing and a ceiling rose have been returned to their original home on the ceiling. A fireplace sits on one side of the room, while large French doors open onto a balcony that enjoys superb sea views.

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The two double bedrooms are found on the second floor. These share a generous family bathroom, where recently added encaustic patterned tiles line the floor. A staircase leads up to a sizeable attic space with fantastically high ceilings – this is ripe for conversion and there is precedence already set by other houses on Belgrave Place for making such changes.

### *Out and About*

Belgrave Place is a stone's throw from the beach; indeed, the current owner swims in the sea every day that she can in summer. Kemptown, where this apartment is situated, is a pretty part of Brighton just 20 minutes walk west of the city centre and provides an oasis of calm away from the busy main streets. The area has become known for its cafes and delis, bars and pubs, shopping, old-style hardware store and Brampton's butcher.

Marmalade Café is a short walk from the flat, with wonderful coffee, sandwiches and another outpost that runs a deli. Open Bakery is great for bread and patisserie, and runs baking courses on Sundays. Busby & Wilds and The Ginger Dog are great options for dinner, as well as The Ivy and the more traditional restaurants and bars found in Brighton's centre. Badger's Tennis Club is minutes away from the flat whilst the South Downs are a short drive away.

Trains run from London to Brighton in 50 minutes.

Tenure: Share of Freehold  
 Lease Length: approx. 118 years remaining  
 Service Charge: approx. £600 pa (building insurance)



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.



PROPERTY NAME

Belgrave Place

LOCATION

Brighton BN2

Approximate Floor Area = 118.3 sq m / 1273 sq ft

Loft Room = 30.5 sq m / 328 sq ft

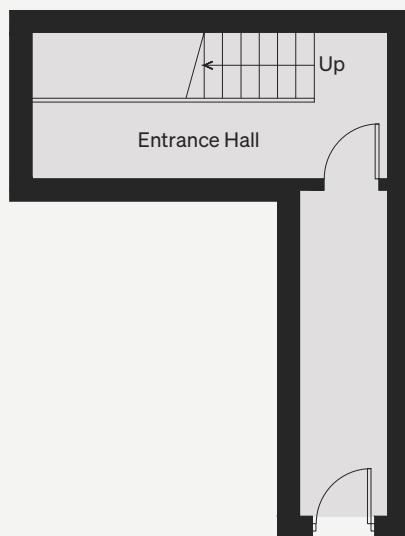
Total = 148.8 sq m / 1601 sq ft

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

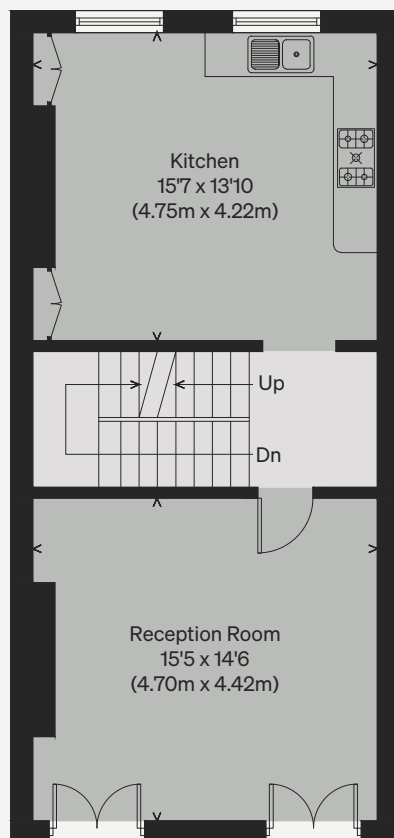
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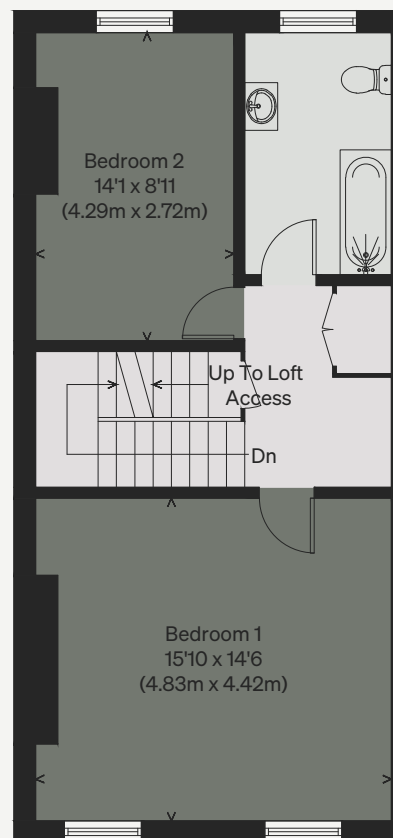
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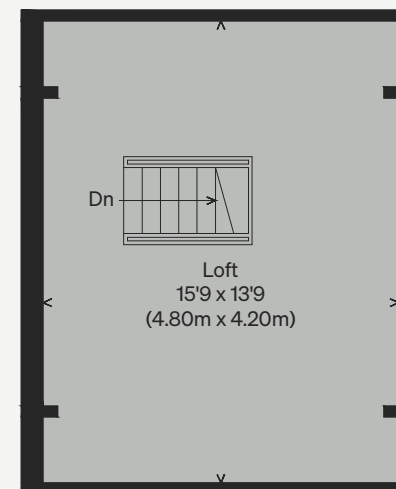
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LOFT FLOOR