

INIGO



Eaton Place

SOUTH-EAST ENGLAND

£750,000 SHARE OF FREEHOLD

This beautiful two-bedroom apartment is located on Eaton Place, a peaceful terrace just a stone's throw from the Brighton seafront in the heart of Kemptown. It occupies the ground and lower-ground floors of a handsome Grade II-listed Regency townhouse and extends to over 1,400 sq ft internally. The current owner completely renovated the space, creating a light-filled and tranquil home by capitalising on the original features such as the corning and wallpaper in the reception and combining these with sensitive contemporary interventions like fine bespoke joinery and cabinetry. It also has a delightful mature garden that extends to over 46ft.

Setting the Scene

Designed by Thomas Cubitt, the façade of Eaton Place is an excellent example of Regency architecture. The terrace is curved, presenting a confident, barrel-chested and rhythmic impression to the street. Built from brick and faced in stucco, the building follows classic sensibilities, with the ground and lower-ground floors more heavily rusticated than those above.

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This apartment's location within the building means that it benefits from wonderful interconnectivity with the garden from both storeys and enjoys a fantastic volume courtesy of exceptionally high ceilings. For more information, see the History section.

The Grand Tour

Entry is to a wide communal hallway. The apartment's front door is on the right and opens to reveal a hall with sisal carpet underfoot. This leads to the large dining and reception room divided by bi-folding raw-pine doors. Both the spaces have their original fireplaces and wonderfully ornamental, ribbed wallpaper between the skirting and dado (the majority of which is original with certain panels painstakingly replicated to a flawless standard). Finely detailed cornicing and ceiling roses are a mixture of restored original and exact reproduction. Oak oversized parquet runs throughout these two spaces.



A charming kitchen can be found at the rear of the apartment, which opens onto the garden through an original door. Large concrete tiles run underfoot with bespoke joinery that references mid-century design. The simple form of the cabinetry is a tour de force of craftsmanship; the grain of the American Elm seamlessly matches across each of the kitchen components. A simple shelf runs above and integrates with wooden detailing around a sculptural extractor hood. The fine woodwork is complemented by raw brass hardware and a neutral Corian worksurface set against walls painted a calming teal. The east-west orientation of the building means the room is bright throughout the day.

The two double bedrooms are found on the lower-ground floor, along with a large study to the rear, which could easily serve as a third double bedroom. The principal bedroom benefits from French doors opening onto a patio leading to the garden. It is painted a tranquil blue and has oak panelling, and bespoke oak bed frame and extra-wide oak floorboards. The en suite bathroom is predominantly tiled in blue and orange perpendicular rectangular tiles, contrasting with orange tiles on the rear wall.

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At the front of the plan is the second bedroom, which has sisal carpet and is decorated with attractive wallpaper by Zoffany. A shower room lies adjacent with a terrazzo floor and fumed oak cabinetry. To the very rear is a study or third bedroom with a dressing room benefitting from further bespoke, oak cabinetry.

The Great Outdoors

The garden extends over 46ft and is accessed from both the kitchen and principal bedroom. Extensively redesigned whilst benefitting from some mature planting. Here, deep beds have a mixture of native and sub-tropical species, well-suited to the micro-climate on the south coast. A lawn leads to decking at the rear of the garden; a sun-trap and surrounded by a flint wall, the space is perfect for summer dining.

Out and About

Eaton Place is a stone's throw from the beach. 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. Kemptown village is a 5 minute walk and is 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 Woodbox Pizzeria are great options for dinner, and The Ivy and the more traditional restaurants and bars are 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. 947 years remaining Service Charge: approx. £3,000 pa (inc building insurance) Council Tax Band: C

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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.