

THE MODERN HOUSE



*Brighton, East Sussex
Sold*

Eaton Place

This magnificent five-bedroom bow-fronted grade-II listed Regency townhouse, positioned on one of Brighton's finest terraces with views of the sea, has been immaculately restored and redesigned to create a wonderfully sophisticated modern home.

Entrance to the house is via a short flight of steps to a raised-level front door. To the left of the hall is a beautifully proportioned double reception with dining room at the front and kitchen to the rear. A marble-topped peninsula loosely defines the two spaces. A utility room at the back of the house has access to the west-facing landscaped patio garden.

The main reception room is on the first floor, an L-shaped space that spans the full width of the house with a striking set of three full-height sash windows that open to a crescent balcony and an oblique view of the sea. Also on this level, through a set of double doors and with spiral-stair access to the garden, is a separate and rather private study.

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The master bedroom, with en-suite WC, and one further bedroom are located on the second floor, along with an elegant bathroom that has a wrought-iron freestanding bath at its centre and a separate shower. There are three bedrooms and a bathroom on the top floor.

Eaton Place is quietly located on a gently sloping Regency street that runs north from the seafront. The top of the road meets an area called Kemptown, a small community to the east of the city centre, that has a popular high street full of independent cafes, galleries and shops. The closest section of shingle beach, at the bottom of Eaton Place, is far quieter than the areas closer to Brighton Pier and the more central spots.

Brighton station runs regular services to and from London Victoria, London Bridge and Blackfriars, up to ten an hour in total, with a journey time of just over an hour.



*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.