

THE MODERN HOUSE



Brighton, East Sussex
£575,000 Freehold

Hanover Terrace

This superb two-bedroom terraced house in Hanover, Brighton, has been subject to a sensitive renovation throughout, creating a considered, contemporary home. The house is only a short walk from Brighton's beach and has a private garden with a beautiful rear wall made from flint, a material thoroughly in keeping with the East Sussex vernacular.

The Tour

Hanover Terrace is set back from the road behind a pretty front garden. The current owners have sympathetically preserved the building's period features while introducing contemporary materials and accents. Every aspect of the house has been wonderfully considered and has been renovated to an exacting standard, with new double glazing, vertical radiators and slatted window shutters.

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Entry is to a wonderfully bright open-plan living and dining area with reclaimed parquet flooring underfoot. An original exposed beam delineates the kitchen from the living area, as do large ceramic tiles with underfloor heating. The kitchen has been fitted with Howden units with solid oak worktops, and finished with fixtures by Corston. All appliances are fully integrated and include a Smeg range cooker and boiling water tap. There is also a sizeable built-in pantry under the stairs.

The kitchen flows into a beautiful room at the rear of the plan, where light pours through the skylight and reclaimed Crittall windows, making it the perfect sunroom or study area. An exposed flint wall flows along the seamless transition from indoors to outdoors, into the secluded garden at the rear.

There is also a large family bathroom on this floor, with herringbone tiles, a freestanding bath, a separate shower and underfloor heating. The vintage sink unit has a floral ceramic basin with brass fixtures and fittings.

Two large double bedrooms lie upstairs, both with solid wood engineered floorboards underfoot. The main bedroom has plenty of built-in storage space and raw plaster walls; it overlooks the quiet and leafy Hanover Terrace beyond. The second bedroom, which has beautiful views over the rear garden, is currently used as an art studio due to its abundance of natural light.

Outdoor Space

Through Crittall doors lies a peaceful east-facing garden, which captures the sun during the best part of the day. There is a magnificent rear wall made with flint, a building design motif commonly found within East Sussex. Steps lead up to an elevated platform, where the current owners have arranged lounge seating, an outdoor dining table and chairs, and plenty of potted plants.

The Area

Hanover Terrace is positioned a stone's throw from the vast green spaces of The Level and is a short walk to Brighton Borough Cemetery, Queen's Park and St Luke's swimming pool. Nearby Kemptown is known for its cafés, delis, bars and pubs, as well as independent shops including an old-style hardware store and Brampton's Butchers. Busby & Wilds and The Ginger Dog are great options for dinner, as well as The Ivy and more traditional restaurants and bars in Brighton's centre. There is also Brighton Beach House, a new outpost of Soho House.

Brighton's train station is around a 20-minute walk away and runs services to London in 50 minutes. Brighton is easily navigable by foot or by bus, with Hanover just a short distance from the centre.

Council Tax Band: C



South-East England
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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”.