

THE MODERN HOUSE



*Hove, East Sussex
Sold*

Lansdowne Place

This is a magnificent Grade II-listed Regency-era building located on Lansdowne Place, just opposite Hove Lawns and the beachfront at Brighton. This particular maisonette is configured across the top two floors with beautiful views of the sea. While the building's exterior is a classical white stucco, with wrought-iron railings and sweeping bay windows, the interiors are decidedly 21st century. The recent introductions have been meticulously selected to complement the existing architecture, resulting in a harmonious blend of old and new.

The Tour

Access is gained via a private vestibule entrance on Lansdowne Place, a quiet residential street set slightly back from the seafront. A staircase leads up to the front door on the first floor. The current owners have opened up the staircase to create a voluminous entranceway characterised by swooping hardwood bannisters, which lead to the second floor living spaces. A half-landing on the way up houses a snug, or potential fourth bedroom. There is an en-suite shower room and as with the rest of the apartment, reclaimed pine floorboards run underfoot.

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The open-plan living and dining areas are positioned half a floor above. These rooms, which adjoin the kitchen, are the heart of the home, defined by the curved bay windows at the front of the plan and bathed in natural light. There are views of the sea from the dining room table, as well as from the living room. Smart fitted bookshelves sit to one side of the restored fireplace. The kitchen is a beautifully designed space, with band-sawn solid oak and Carrara marble worktops handmade by Inglis Hall, who also built the rest of the kitchen. The appliances are by Fisher & Paykel and include an oven, microwave and grill, induction hob, extractor hood and fridge/freezer. The dishwasher is by Miele.



The third-floor comprises three bedrooms and a shower bathroom. The master bedroom occupies the front of the plan, with a curved bay window providing elevated views of the sea. The room has an en-suite bathroom, with an Inglis Hall-designed vanity unit, a cast-iron bath by Sbordoni and tapware by Dornbracht. There are custom-made wardrobes along one wall of the bedroom; the two other bedrooms also have custom-designed wardrobes and drawers. The shower room is designed in contrasting black and white and houses a wonderful Ottocento sink by Agape, a custom-built glass and steel shower screen and floor tiles by Patricia Urquiola.

The Area

Lansdowne Place is located in Hove, less than a minute's walk from the seafront and Hove Lawns. The building has three unallocated off-street parking spaces.

There are superb shopping streets a short walk to the west including Portland Road, Western Road and Richardson Road, which offer a wide range of boutiques, specialist food shops and general stores. To the east are The Lanes, home to some of Brighton's most charming independent shops, cafes and restaurants. The city centre has a vast array of shopping, dining and cultural opportunities all within a twenty-minute walk from the apartment.

Trains and buses from Hove take you quickly into central Brighton, while trains run from Brighton to London Victoria in just 51 minutes (with slightly longer services running from Hove). The A23 is approximately seven minutes by car.

Tenure: Leasehold Lease Length: approx. 957 years remaining Service Charge: approx. £2,350 per annum Parking: There are three unallocated off-street parking spaces



*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”.