

# HUNTER & BLACK

BRIGHTON PRIME



Norfolk Road, BN1  
£1,075,000



This well preserved, bow-fronted, Regency townhouse sits amid a run of elegant period homes on a gentle incline that runs down to the sea. Set on one of the city's most sought after streets, on the border between Brighton and Hove and with the seafront within view of its front door, this sophisticated three-bedroom home was built in the early 1800s and has the bones of a grand period home while presenting a host of opportunities for creative input.

A few stone steps lead up to a raised entrance, its canopy on scrolled consoles and with the original front door. Inside, pared back styling and an abundance of natural light style an impressive period home forming an idyllic urban retreat.









On the raised ground floor lies the home's social heart, an open-plan kitchen and dining room. Original bow sash windows to the west draw in reams of natural light, accentuating the lofty period proportions. To the east, another sash window lights the kitchen where morning sunlight lends an inviting ambiance.

In the kitchen, the natural wood units are contemporary and urban with integrated eye-level Gaggenau oven and steam oven and a bespoke stainless steel worktop run featuring a seamlessly integrated hob and sink. The juxtaposition of period and contemporary serves only to highlight the elegance and timelessness of both.

Come warmer weather, there's a private terrace perfect for al fresco dining, with Brighton bungaroosh walls bringing a welcome sense of privacy.





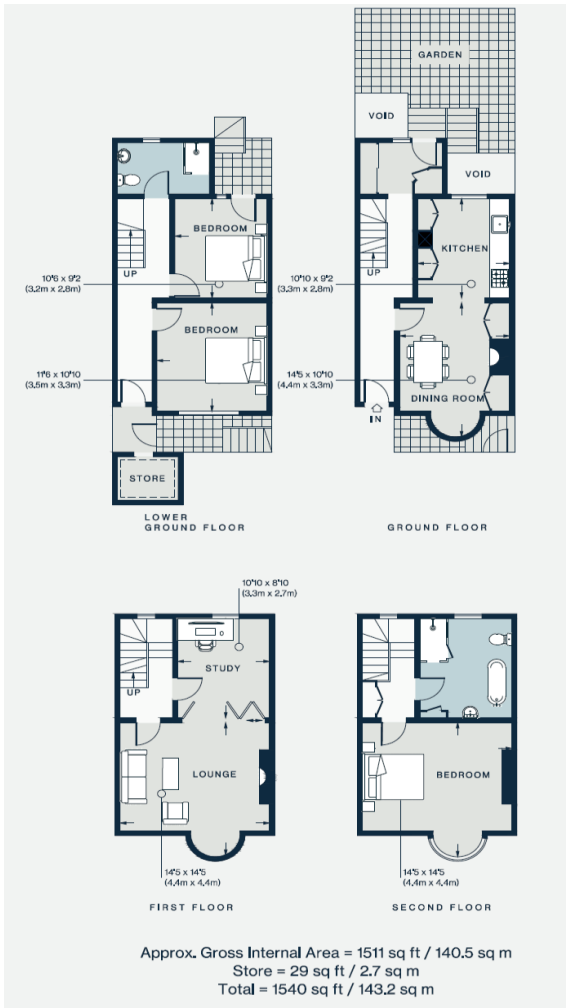


Upstairs, impressive ceiling height in the double reception room creates a well balanced space for entertaining or relaxation. Floor to ceiling bow sash windows illuminate a myriad of detail, including another well preserved period marble fireplace. Bespoke folding doors separate the two reception rooms, and when closed, create in the rear room a more intimate ambiance ideal as a snug, TV lounge or study space.

A large sash window illuminates the stairwell to the second floor, where the master bedroom suite can be found. With exposed floorboards and a bow window with oblique sea views, the house's characteristic tranquility abounds in the bedroom. In the adjacent bathroom, enjoy soaks in the tub overlooking the rooftops of Brighton or refresh in the separate shower.

Two further recently refurbished double bedrooms and shower room at the bottom of the house make for a relaxed self-contained area for children or guests.





## Property Summary

Regency period features

Open plan kitchen and dining room

Double living room

Three bedrooms

Family bathroom

Additional bathroom

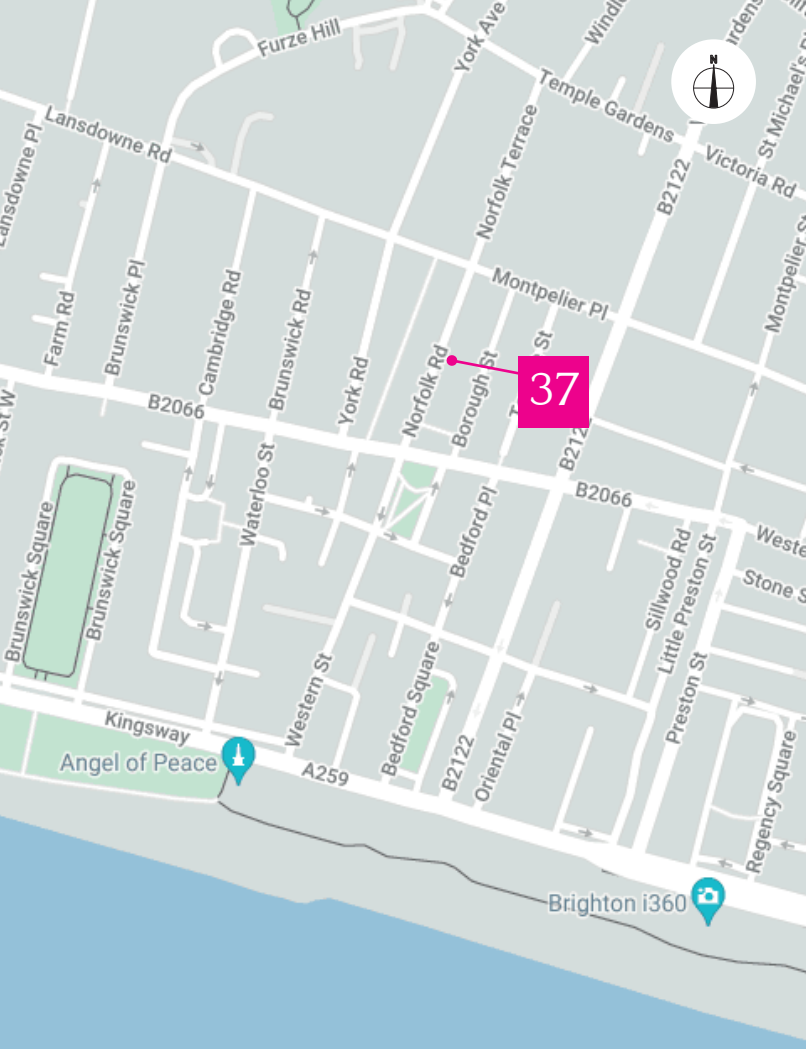
Courtyard garden

Approximately 1469 sq ft / 137 sq m

Council Tax Band E

Freehold

Grade II Listed



## Location

Situated just a moment from the beach and right on the border between vibrant, creative Brighton and the more laid back, family friendly Hove, Norfolk Road occupies an enviable position straddling the two worlds.

In a neighbourhood with a keen sense of community, you can pick up fresh sourdough and a croissant at the Real Patisserie, a coffee at Dharma or Wolfox and then sit on the beach to breakfast among the sea swimmers, the paddle boarders and the year round sun bathers.

Just a 10 minute stroll along the seafront and you're shopping in the heart of Brighton and browsing the laines. Come evening, local favourites include the award winning Michelin-recommended restaurant 'Little Fish Market' and the Paris House pub with live jazz.

Brighton train station: 15 minute walk

# HUNTER & BLACK

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