



Courtenay Terrace, BN3
£1,100,000-£1,195,000

ASTON
VAUGHAN

INTRODUCING

Courtenay Terrace, BN3

3 Bedrooms | 2 Bathrooms | 1 Reception Room
1193 Sq Ft | Sea Views |

Glorious views sweep over manicured, communal gardens to the sea in this stunning 3 bed, 2 bath waterfront apartment with an artist's studio, off street parking and lift access on Hove's exclusive Courtenay Terrace, where you step from the garden gate directly onto the pedestrian esplanade which borders the beach. Once home to Lieutenant Colonel Edward Lawrie, professor of surgery and advocate of the use of chloroform (1911), this prime Grade II property embraces it's elegant proportions – and has been expertly refurbished to deliver a sophisticated, one level lifestyle with a beautiful finish and spectacular coastal backdrop. Just 6 mins drive from Hove Station's direct trains to Gatwick and London and 5 mins walk from the vibrant shops, bars and restaurants of Church Road, it is also on the cusp of the new park being created along the seafront from King Alfred to Hove Lagoon.

Within one of the most exclusive terraces on Hove's prime Victorian seafront visited by royalty and film stars, these 4, 1840's homes once had private beaches but uniquely, now the private, south facing gardens open to a pedestrian esplanade which borders the beach. Courtenay Lodge is now Grade II listed to preserve its precious original features which include

leaded windows, a cupola (seen from the artists' studio) and a grand entrance which opens to a magnificent communal hall with a parquet floor, original fireplace and high Victorian staircase – although there is also a lift tucked away to take you to a private lobby on the 2nd floor which serves only this apartment.

A labour of love, the refurbishment has been sympathetic to the building but also thorough with high grade sound/heat insulation above the ceiling and beneath the engineered oak flooring – chosen as solid oak would bend and buckle beneath the sunlight which streams through this south facing coastal retreat. New radiators are cast iron, light switches also dim for ambience, plug sockets have usb charging points and with a recently installed sustainable German kitchen and glamorous new bathrooms, the apartment is ready to move into – and beautifully painted in the historic hues of Edward Bulmer Natural Paints.







From the lobby, the hallway introduces you to the discreet practicality behind the skilled design with a utility/boot room by the front door for beach towels, and a wall is placed to give a pause for you to take a breath before you enter the open plan living dining room which is an absolute joy. Picture perfect, ever changing seascapes pour into this astonishing eyrie, gracefully zoned, which spans the full width of the apartment where guests can enjoy the English Channel and the changing seasons of the manicured gardens unseen, come rain or shine. There is ample space to enjoy a rare balance of comfortable family time or sophisticated entertaining where a 'real flame' fire within a classic limestone fireplace ensures a warm welcome.

Tucked into its own, generous area behind a sociable island, the custom coloured, sustainable Sachsenkutschen is fitted with innovative, resilient and hygienic Dekton surfaces (also used in shelving and sills in the bathrooms). The choice of lighting level includes flush under-unit lighting, and the whole kitchen delivers sophisticated storage solutions including an larder with pull out shelving. Top range appliances include a Samsung touch induction hob with central extractor, a self-clean Samsung Dual Cook oven with a steam option - you can heat the top or bottom separately - and the tap provides filtered drinking water.





With the skilful flow only exceptional design makes easy, an oak door separates the sleeping area from the buzz of entertaining whilst positioning the first, fabulous bathroom close by – without visitors having to disturb the bedrooms. With high end, brushed brass fittings, this bathroom is a completely private retreat where touches of luxury include the dual head shower above the bath, a lit mirror and warming rails for towels. At the far end of this hushed passageway, guests who will love the calm, comfortable double room which has secondary glazing, custom made blinds which will stay and a full height wardrobe to fill.

A majestic refuge, the spacious principal bedroom is a generous double with plenty of space to relax. Double glazed, and also with made to measure blinds which will stay, there's a secure door to the lift lobby, perfect if you're a health or flight professional who works occasional unsocial hours as you don't share a wall with the living room! Directly opposite, a walk in closet offers ample, custom built storage and at the other end of the bedroom, an en-suite shower room has natural light and a glamorous finish. Tucked away, the light and airy artist's studio has inspiring views over a flat roof to the decorative cupola which looks along the broad avenue from east to west, where the original occupants could enjoy the views and the Sussex sunshine from its rise to its setting.



The sunny, communal gardens are reached via a staircase which descends beneath a vaulted rooflight. This substantial, south facing garden is secluded and secure. A leafy oasis behind historic walls, it's ideal for al fresco summers for people of any age, and also child friendly with a large lawn surrounded by mature borders planted for flowers, scent and all year interest. At the far end, a gate leads directly to the pedestrian esplanade and the beach. There is also a ground floor bike store for the use of residents.





Vendor's Comments:

"In a beautiful, seafront setting the views are spectacular as well as different every day. This has been a private haven to enjoy with plenty of space to welcome friends and family who all love the uninterrupted views of the sea – and it's also lovely to watch people having fun along the promenade, on the beach or in the water. Inside, I used only the highest quality natural materials and experienced craftsmen to create an innovative kind of 'new build'. I wanted large, light rooms to enhance the classic proportions of this grand Victorian property but also to deliver inviting spaces for an easy, contemporary flow – and I hope you enjoy them as much as I have! There is subtle energy/sound management and it is wonderful to return to the off street parking with the bonus that you can buy visitor street parking permits for guests. This is a lovely place to live with a vibrant community and local bakeries, cafés etc to explore, the local schools are good and Church Road has plenty of shops and restaurants to choose from. The location is ideal for getting into or out of the city and if you have a busy lifestyle, the apartment is a secure lock up and leave."

Good to Know:

Church Road 1 min drive, 5 to walk
Beach through garden gate
Internal ground floor bike store
St. Anne's Wells Gardens 5 mins drive

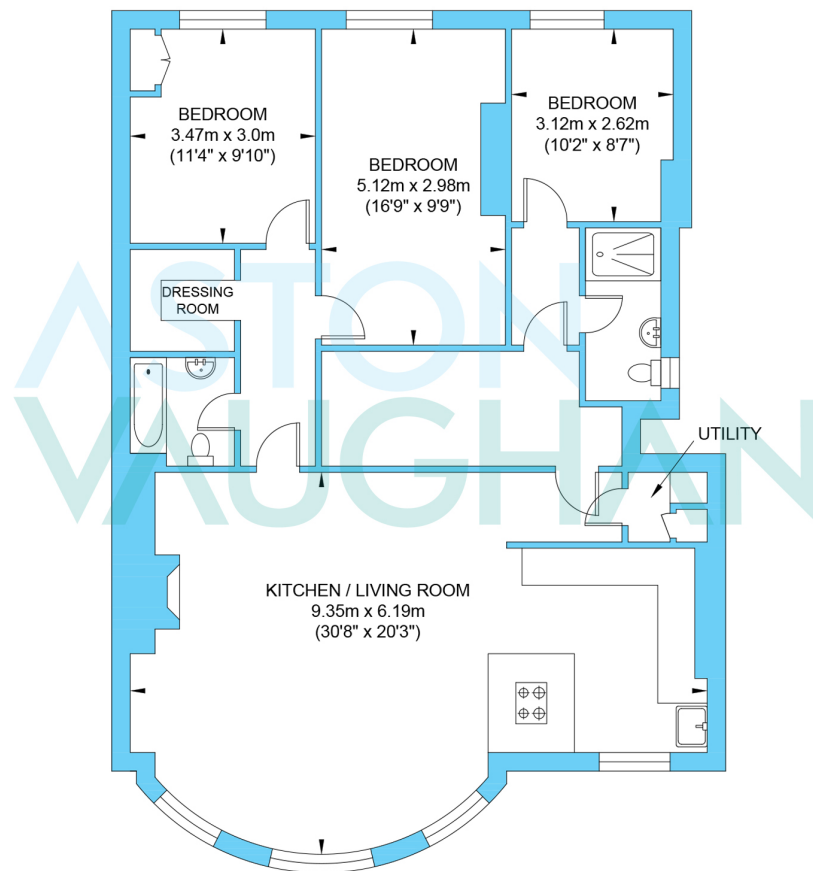
Education:

Brunswick Primary School
Cardinal Newman, Hove Park, BHASVIC
Private Schools: St Christopher's, Brighton College, Brighton Girls, Lancing, Roedean

Location Guide:

Between the sea and Hove Lawns, which have friendly communities of dog walkers, runners, keep-fit clubs and festival events, and the great shopping, restaurants and theatres of Church Road this fabulous property is ready to relax into. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove and both Brighton and Hove Stations, with direct links to Gatwick and London, are easy to get to.





Third Floor
Approximate Floor Area
1193.71 sq ft
(110.90 sq m)

Approximate Gross Internal Area = 110.90 sq m / 1193.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.