



Sillwood Street | East Sussex |

FINE & COUNTRY

# In Brief

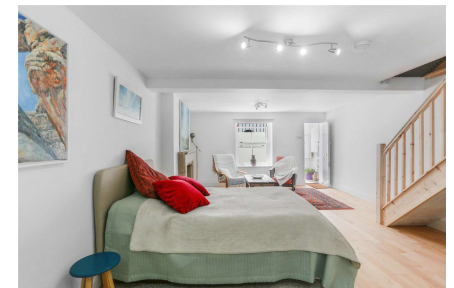
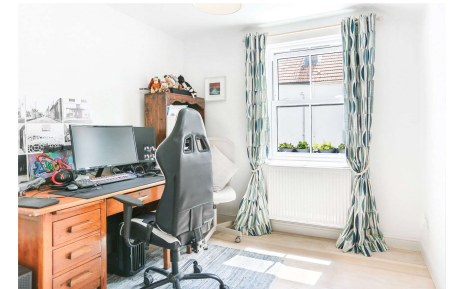
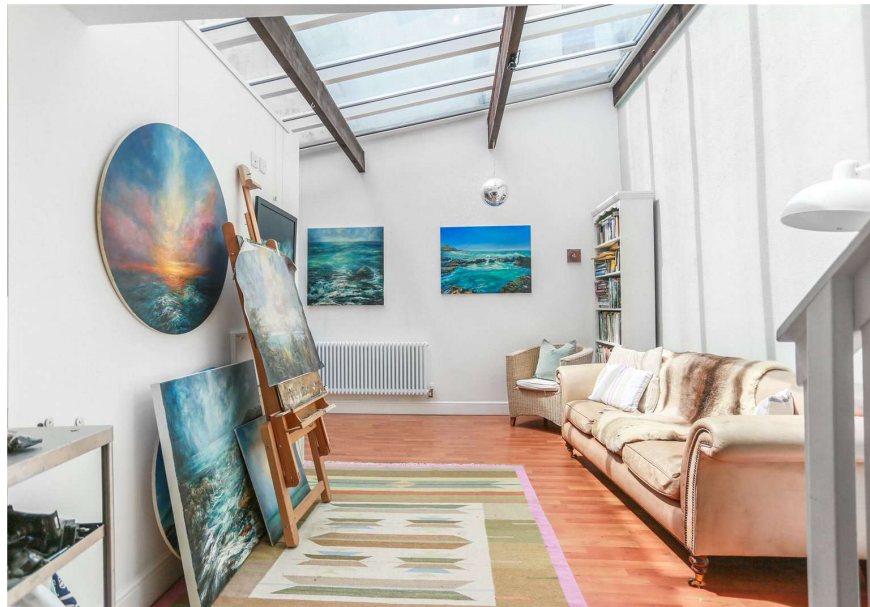
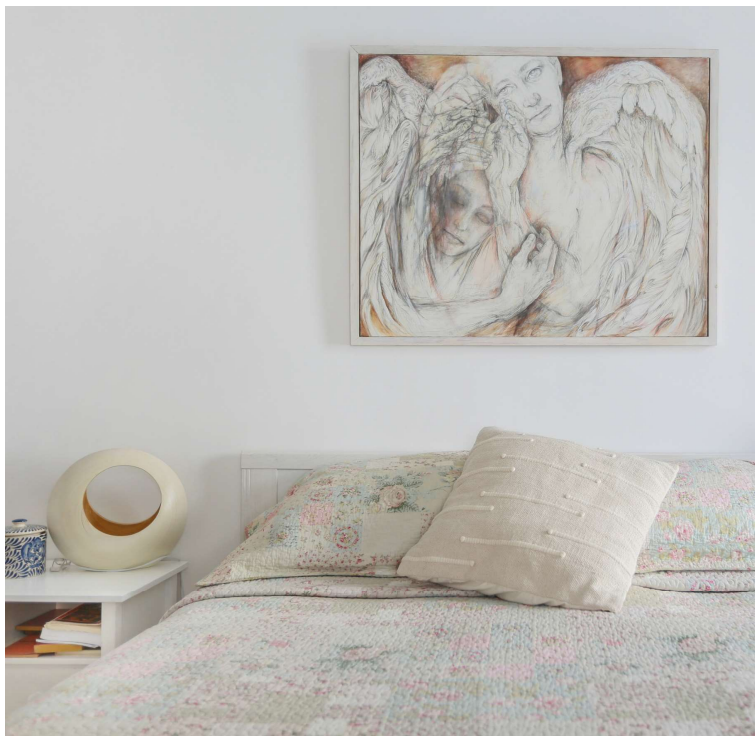
Nestled amongst the historic terraces in Brighton's prestigious Regency Conservation Area, located parallel to the city's iconic seafront and the endless amenities of Western Road. This utterly unique seaside residence is arranged across THREE STORIES, offering an entirely flexible and considerably designed accommodation with FOUR/FIVE BEDROOMS, SECURE GATED PARKING for up to TWO VEHICLES with EV CHARGING FACILITIES and the most fabulous SOUTH FACING ROOF TERRACE with incredible far reaching views. The lower ground floor has the potential to provide additional revenue through Air Bnb.

With its distinctive crisp white frontage, cast-iron railings and picture-perfect sash windows complete with ornate planters, Sillwood Street is the quintessential chocolate box coastal mews house. Every care has been taken to curate the modernisation of this exceptional Victorian home; dating back to circa 1860, the property is bursting with period character while still affording all the luxuries of contemporary family living.

Predominantly decorated in brilliant white, large dual aspect windows and doors combine with generous room proportions for optimal natural light. Drawing attention to the robust ceiling beams and numerous feature fireplaces which emanate this homes period charm.

Offering an atypical and highly versatile layout arranged over three floors, the property briefly comprises a sizeable open-plan lounge, statement kitchen and dining room, a sizeable rear living area currently housing an art studio with bedroom and a handy ground level shower room. There are three good-sized bedrooms and a contemporary bathroom upstairs including a principal suite with a newly renovated en-suite and walk-in wardrobe. The most tremendous south facing roof terrace is truly the hidden gem of this city centre home. The addition of gated parking with EV charging ports provides a secure space to store up to two vehicles as well as a small courtyard area with handy side access.





# Step Inside

Just off the seafront, set behind the dreamy lilac front door, an entrance hallway receives you into this delightful property. A generous open plan lounge, kitchen and dining room is absolute heart of this home. Casting a wholly welcoming ambience, every effort has been made by the current owner to celebrate the historic integrity of the building whilst finding a balance with modern life. Expertly crafted and naturally light in colour, Coppice & Crown solid ash wood flooring, sustainably sourced from British estates adds depth and character to the space and features throughout the main living areas. Engineered alongside comprehensive sound proofing, the entire property is remarkably peaceful. The layout of the room cleverly avoids the rigidity found in many open-plan living spaces, using a classic L-shaped kitchen to achieve a relaxed ease of movement between the sitting, dining and cooking areas. Simple shaker style kitchen units and an ornamental fireplace are unified in a sumptuous shade of inky blue. Well placed internal glass doors, windows and side access cleverly capitalises on the property's north/south aspect, ensuring the room has natural light over the course of the day.

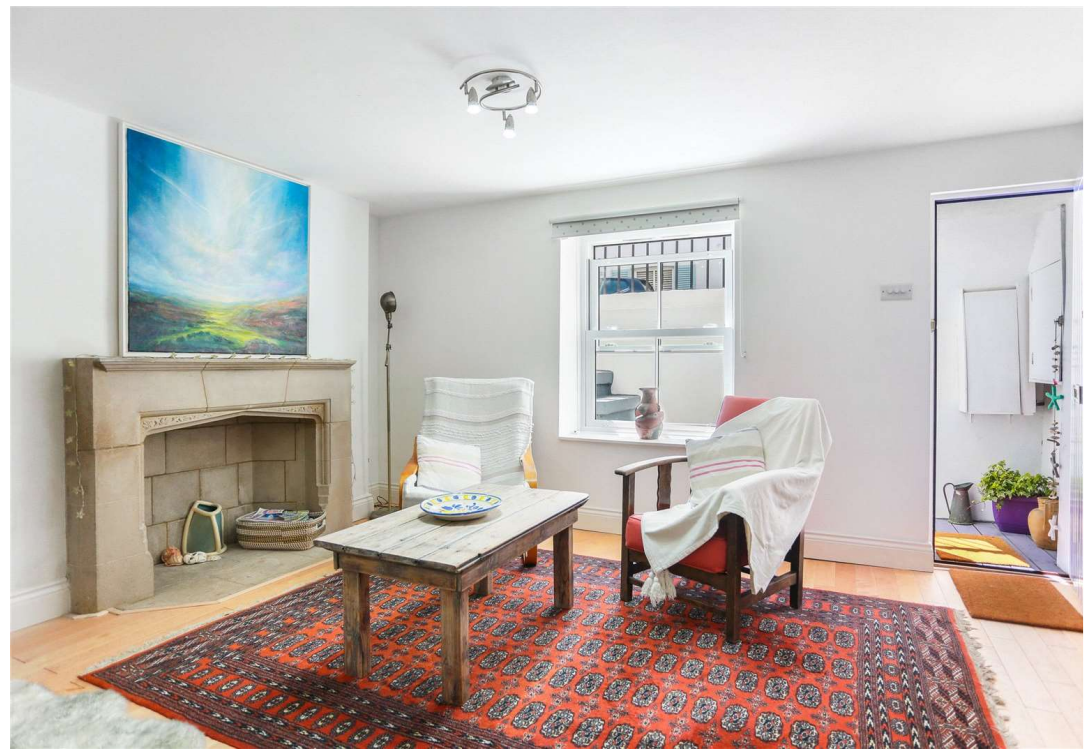
There is the most fantastic second reception room, currently occupied as an artists' studio. The room has the benefit of a striking double height, glass topped ceiling that instantly draws attention to tremendous original wood beams. There is further potential to develop this area encompassing some of the outdoor space. An understairs utility area and sink at the far side of the room provide a discrete solution for everyday tasks. Steps lead up

to a well-proportioned bedroom/office, the space is exceptionally versatile and comfortably accommodates a fourth bedroom. The ground floor has the added benefit of an amply sized shower room and w/c.

The first-floor houses three good-sized double bedrooms and is accessible from the entrance way. Fabulous rope banisters meander the stairwell complementing the subtle tones of English grown ash wood floors and add an authentic nautical feature. The principal bedroom suite is immediately accessible from the landing. Facing north, this excellent-sized room is kept blissfully cool in the hot summer months. A generous and newly fitted shower room is sympathetically designed in keeping with the age of the property, offering the traditional warmth of a Victorian inspired suite. Whilst the size and ceiling height in the walk-in wardrobe will see you be the envy of many.

Across the hallway there are a further two double bedrooms. Both rooms have great proportions with the largest of the two featuring a generous built-in cupboard, large enough to secret away seasonal decorations and then some! Even more storage is handily available on the landing, a much sought after solution for any modern family. Combining classic clean lines with beautifully crafted fittings and fixtures of the finest quality including locally sourced quartz stonework, the family bathroom is effortlessly opulent.





# Step Outside



Echoing the character of a Victorian lighthouse, a winder staircase leads up from the first-floor landing to reveal the most extraordinary roof garden. Capturing that holiday feeling, the south facing space has been thoughtfully designed to include a sizeable, decked terrace and a low maintenance artificial lawn. Partially framed by an ingenious wooden balustrade and steel structure with retractable roof, the area is primed to tackle even the most unpredictable weather days. Its elevated aspect means the property enjoys panoramic rooftop vistas free of neighbouring onlookers. In short, a secret suntrap disconnected from the clamour of the city below.

A secure integral car port and courtyard, shrouded by attractive whitewashed flint walls provides parking for up to two vehicles including those which require electric charging facilities.

In the local area

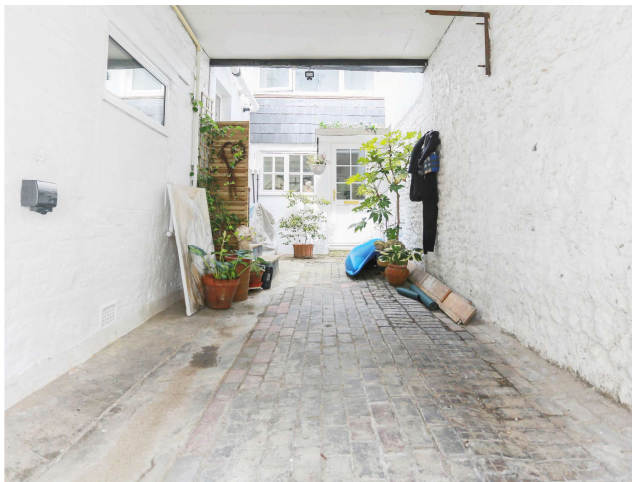
Situated in the highly sought-after Regency Square conservation area on the Brighton/Hove border, this fantastic home is superbly positioned to enjoy everything the city has to offer.

When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Western Road, Church Road and Brighton's famous Lanes are all close at hand. Offering everything from high street and independent stores to the pastries and coffees of the ever-popular Real Patisserie, everything you need is right on your doorstep.

A leisurely stroll along Bedford Square brings you out onto the seafront, with the beach, bandstand and i360 all in front of you.

Plenty of bus services provide access to all parts of the city as well as up to Devil's Dyke, while both Hove and Brighton train stations are both under a mile away providing regular mainline links for commuters.

Situated in Parking Zone M, currently the property is in Council Tax band E which is charged at £2,857.63 for 2024/25.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

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Total Area: 173.4 m<sup>2</sup> ... 1866 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fitting.

Room sizes are approximate.



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