

Brighton House

Powis Square
Brighton
BN1 3HG



Your Sussex Property Expert



A magnificent Grade II listed Regency villa in Brighton's coveted Clifton Hill, offering an unparalleled opportunity to create a bespoke family home with sea views.





Positioned within the prestigious horseshoe-shaped crescent of Powis Square, this exceptional double-fronted Regency villa presents a truly unique opportunity for the discerning buyer. Steeped in history and boasting a Grade II listed status, this substantial five-bedroom residence, currently in need of modernisation, offers an exciting blank canvas to craft a truly bespoke and luxurious family home in one of Brighton's most sought-after locations.



As you step inside, the grandeur of the Regency era is immediately apparent, with period features subtly hinting at the property's illustrious past. The ground floor welcomes you with two generously proportioned reception rooms, each offering ample space for both formal entertaining and relaxed family living. Imagine restoring these elegant spaces to their former glory, perhaps with ornate cornicing and original fireplaces, creating an atmosphere of timeless sophistication. The potential here is immense, allowing you to design interiors that perfectly reflect your personal style and modern living requirements.



Beyond the reception rooms, the kitchen area awaits transformation. This space, along with a lower ground storage area, offers incredible scope for conversion. Envision a contemporary, open-plan kitchen and dining space, perfect for culinary enthusiasts and social gatherings, seamlessly flowing into the garden. The lower ground area, with its inherent cool and dark conditions, is ideally suited for conversion into a magnificent wine cellar, a true connoisseur's delight, or perhaps a utility room and additional storage.

The property boasts five well-proportioned bedrooms spread across the upper floors, providing flexible accommodation for a growing family or visiting guests. With two existing bathrooms, there is scope to reconfigure and create luxurious en-suite facilities or a family bathroom that serves the needs of a modern household. Each bedroom offers the potential to become a tranquil retreat, with large windows inviting natural light and, from the upper floors, glimpses of the vibrant Brighton cityscape.







One of the most compelling features of this property is the separate self-contained one-bedroom apartment. This versatile space offers an excellent income-generating opportunity, ideal for Air B&B rentals, or could easily be re-integrated into the main house, subject to the necessary consents, to create an even larger family residence or a dedicated guest wing. This flexibility adds significant value and appeal to the property.

Alongside the flexible accommodation is a sizable garage, a rarity in this central location. This of course provides valuable off road parking, storage or even scope to use as an office space or home gym.



Outdoor spaces are a true highlight. To the rear, a compact south-facing garden provides a private oasis for al fresco dining or quiet contemplation. Ascend to the first floor, and you'll discover a delightful south-facing roof terrace, offering a perfect spot to enjoy the sunshine and take in the captivating rooftop views, extending all the way to the sparkling sea. This elevated vantage point provides a unique perspective of Brighton and is perfect for enjoying morning coffee or evening drinks.





Powis Square itself is a highly favoured address within the 'Clifton Hill & Montpelier' conservation area, renowned for its elegant Regency architecture and charming streetscapes. The location offers the best of Brighton living, with the vibrant city centre, independent boutiques, renowned restaurants, and cultural attractions all within easy reach. Excellent transport links, including Brighton mainline station, provide direct access to London and beyond, making it an ideal choice for commuters. The proximity to the seafront, with its iconic pier and beaches, offers endless opportunities for leisure and recreation.

This Grade II listed villa is more than just a house; it's an opportunity to acquire a piece of Brighton's heritage and transform it into a magnificent contemporary home while preserving its timeless charm. The potential to create something truly special here is immense, offering a lifestyle of elegance, convenience, and coastal charm.





674 sq.ft. (62.6 sq.m.) approx.

982 sq.ft. (91.2 sq.m.) approx.



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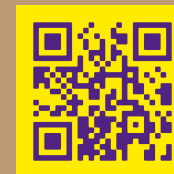
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Agents Notes

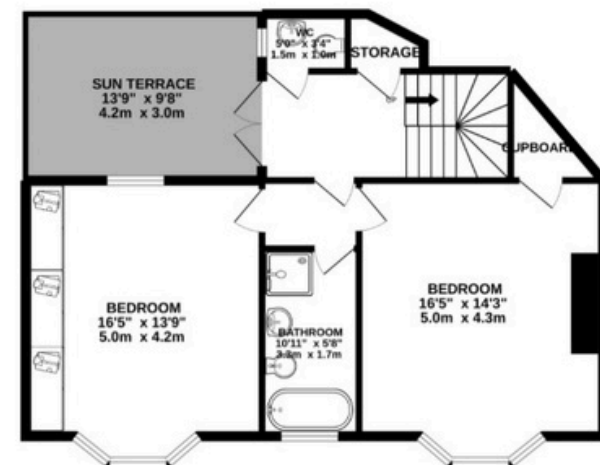
- Tenure Freehold
- Council Tax Band G
- The property is Grade II listed and therefore is exempt from EPC requirements.



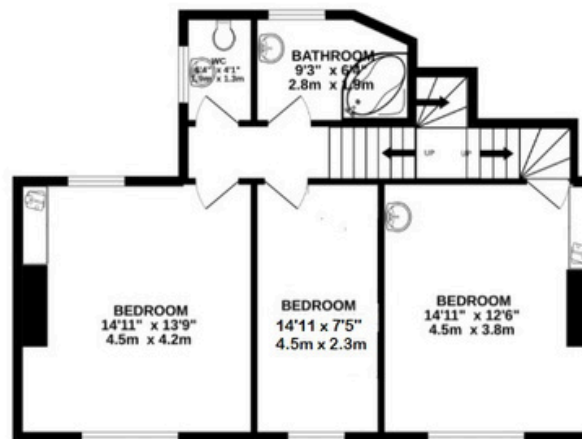
FIRST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



SECOND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2956 sq.ft. (274.6 sq.m.) approx.



Please note:

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