



Eaton Place, BN2

£2,350,000

ASTON  
VAUGHAN

## INTRODUCING

# Eaton Place, BN2

8 Bedrooms | 4 Bathrooms | 3 Reception Rooms | 3626 Sq Ft |  
West facing walled rear garden and balcony, in addition to a full  
width front balcony

Incredible interior design, a wealth of original Regency features and expert craftsmanship come together to create this exceptional Grade II listed townhouse, positioned just moments from the beach and promenade in Kemptown.

Beautifully renovated by the current owners in recent years, the interiors strike a confident balance between period character and carefully curated mid-century modern additions, resulting in a home that feels both timeless and design-led. Bold heritage palettes and luxury wallpapers enhance the architectural detailing throughout, while contemporary interventions sit seamlessly alongside original features, creating a refined yet relaxed atmosphere that is ready to move straight into.

Arranged over five generous floors, the house offers a total of eight double bedrooms, four impressive reception spaces and a substantial walled city garden, with the added benefit of a self-contained apartment on the lower ground floor—ideal for guests, professionals or multi-generational living. The versatile layout lends itself equally well to family life and entertaining, with light-filled rooms and thoughtful design at every turn.

Just a short walk away lies the vibrant heart of Kemp Town Village, with its eclectic mix of independent boutiques, cafés, restaurants and bars. Brighton's North Laine shopping district and mainline station are also within walking distance, while the sea glitters at the bottom of the road, enjoyed from the full-width front balcony with open views towards the promenade.

Kemptown's seafront continues to benefit from significant regeneration, including a new heated outdoor swimming pool accessed via a restored Victorian lift from Marine Drive, alongside an exciting selection of new restaurants and eateries.





Built between 1845 and 1855 by the renowned architect Thomas Cubitt, these exceptional townhouses were conceived to mirror the grand terraces of the capital, firmly establishing Brighton as one of the most fashionable places to live and holiday during the 19th century. Their elegant proportions and architectural confidence remain a defining feature of the area today.

While many of these impressive houses have since been divided into apartments, this property remains a single residence, retaining its original scale, layout and sense of grandeur. Stone steps and glossy railings lead up to the gracefully curved façade of the main house, with a separate descent to the self-contained apartment on the lower-ground floor.

Stepping through the main entrance, the exceptional attention to detail is immediately apparent. Every surface, light fitting and colour palette has been carefully considered, blending the contemporary with the authentic character of the building. Soaring ceilings are adorned with original corbels and ornate cornicing, which continue into the first of the elegant reception rooms on the ground floor, setting the tone for the accommodation that follows.

Formerly two separate rooms, the kitchen and dining space has been opened to span the full depth of the house, enjoying dual-aspect windows and a beautifully balanced layout with clearly defined zones for cooking, dining, entertaining and relaxed socialising. Bespoke cabinetry in a soft sage green provides extensive kitchen and larder storage, harmonising with the natural tones of the palm wallpaper that runs the length of the room and brings a subtle sense of the outdoors in.

A variety of seating options enhance the room's versatility, from the central island and marble-topped breakfast bar to the main dining table positioned beside an open fire, creating a wonderfully warm and atmospheric setting for winter evenings. A large oven and gas range hob are seamlessly integrated within the original hearth, complemented by an integrated dishwasher and a microwave housed within a tall unit for ease and practicality. Elegant pendant and wall lighting introduce soft, layered illumination, subtly zoning the space while highlighting the marble work surfaces.

Set just off the hallway, beyond a useful ground-floor cloakroom, the utility room is discreetly positioned away from the main living areas. Thoughtfully designed and far from an afterthought, it is finished in a rich verdant green, paired with natural marble surfaces and a classic white butler sink, combining functionality with understated elegance.

A bold, mid-century palm-print wallpaper is perfectly suited to a room of this scale and is offset by deep, eggshell-black Railings woodwork to the windows and generous skirtings, while the ceiling and painted floorboards are kept light to enhance the sense of space. A wood-burning stove sits within the original fireplace, providing a warm focal point and an inviting atmosphere for relaxed family living, particularly during the cooler months.



To the rear of the room, a discreet door opens into a dedicated cinema room, complete with a built-in entertainment wall and bookshelves—ideal for movie nights or as a gaming retreat for older children and teenagers.

Completing the floor, a generous study is tucked away at the rear of the house, offering a peaceful workspace with access to the rear balcony and a spiral staircase that leads directly down to the garden, seamlessly connecting work, leisure and outdoor living.

The house offers two exceptional principal bedroom suites, positioned on the second and top floors respectively, each beautifully decorated and complemented by its own en suite bathroom. The first of these, and the larger of the two, is particularly impressive, with three elegant sash windows framing oblique sea views and flooding the room with natural light.

A rich mustard yellow ceiling introduces a confident pop of colour, echoed subtly through soft furnishings and perfectly offsetting the delicate blush tones of the walls. There is ample space for a king-size bed, positioned to look towards the open marble fireplace, while generous floor space is retained, enhancing the sense of comfort and proportion.

Discreetly positioned behind a full-height bedhead, the en suite wet-room shower is both practical and beautifully appointed, featuring matte wall tiles paired with terrazzo flooring and warm bronzed finishes to the rainfall shower and heated towel rail. A separate en suite WC completes the arrangement, ensuring both luxury and functionality are thoughtfully balanced.

Another exquisitely appointed space, the second principal bedroom suite is the crowning glory of the house. Luxury wallpapers are paired with rich, heritage wall tones to create a room of real depth and sophistication. Generous in scale, the position at the top of the house affords the finest views, with outlooks that become increasingly impressive the higher you ascend.

Running discreetly along the length of the room, the en suite bathroom has been thoughtfully designed to accommodate both a rainfall shower and a freestanding pewter slipper bath with floor-mounted taps. Emerald wall tiles catch the light beautifully, complemented by warm brushed-gold fittings and soft, ambient lighting, creating a spa-like retreat that feels both indulgent and serene.

Four further double bedrooms are arranged across the second and third floors, all quietly positioned to the rear of the house and enjoying a westerly aspect that allows warm afternoon and evening light to fill each room. Thoughtfully curated with individual decorative schemes, the bedrooms are designed to suit a variety of occupants, whether children, teenagers or adults.

Equally well suited as guest rooms, home offices or creative hobby spaces, these versatile rooms share access to a stylish shower room. Finished in a blue-and-white palette, it offers a contemporary interpretation of a traditional period design, complementing the character of the house while meeting modern expectations.







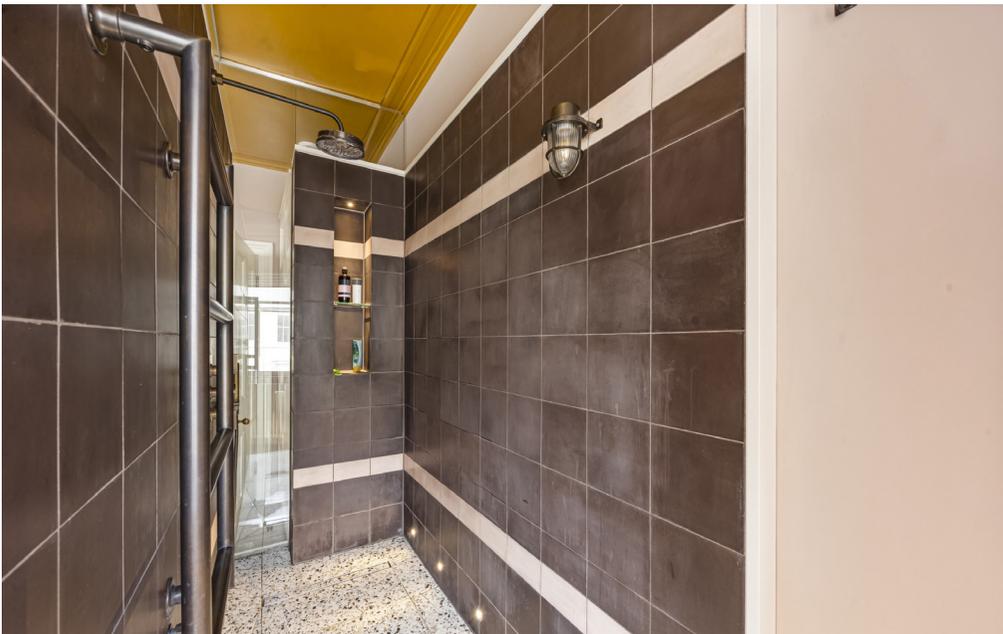
With completely self-contained access and a private rear patio garden, the lower ground floor apartment offers flexibility for rental income, for generational living or for guests. The open plan living space feels particularly spacious with a kitchen tucked away behind a wall of bespoke shelving. There are zoned areas for relaxation and dining alongside another open fire. Moving through the flat, there are two double bedrooms; one with built-in bunks and the other with space for a bed and several pieces of bedroom furniture without compromising on space. As expected, the interior styling is exceptional, using only the finest fittings and materials. It would be possible to reinstate the staircase should you wish to keep the house as one residence, subject to planning.

The garden can be accessed in two ways: directly from the utility room on the ground floor, or via the spiral staircase descending from the study balcony above. Enclosed by walls and offering ample space for summer soirées, it is unusually generous for a seafront Regency house.

Original brick walls frame two sides of the garden, while the open aspect allows sunlight to flood the space throughout the day, creating a wonderfully light and airy feel. Designed with the demands of modern living in mind, the garden is attractively low maintenance, with brick paving providing a timeless backdrop that can easily be enlivened with potted planting and outdoor furnishings.

With a westerly aspect, the garden enjoys the last of the summer warmth and evening light, making it an ideal setting for drinks and alfresco dining as the sun sets and the stars appear. Remarkably peaceful, it offers a rare sense of calm and seclusion, belying the home's proximity to the vibrant city centre.









### Vendors' Comments:

"Renovating a house of this scale has truly been a labour of love, and an immensely rewarding one. Bringing this beautiful historic property back to life has been a joy, and we have taken great care to ensure it can be enjoyed for many years to come. We love using colour and felt the proportions of the house could carry it confidently, enriching each space and enhancing its character. Since completing the refurbishment, the house has been a wonderful setting both for entertaining and for everyday family life. Despite its central position, it is surprisingly peaceful, and living so close to the beach is a pleasure that never grows old. The lifestyle on offer here is second to none, making it a real wrench to leave. We will particularly miss the warm community atmosphere of Kemp Town Village, where there is always a friendly face and an excellent cup of coffee close at hand."

### Education:

Primary: Queens Park Primary, St Luke's Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton College Prep, Roedean School, Lancing College Prep. Montessori, Brighton Girls

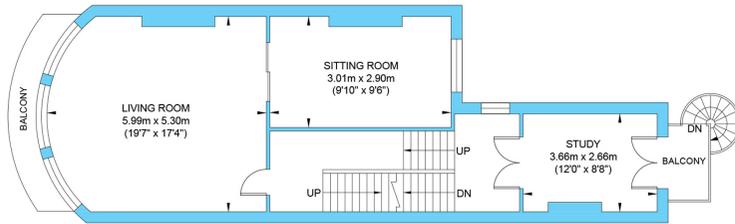
### Good to Know:

During the early 19th Century, Brighton was transformed from a quiet fishing village into one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful townhouses rose up along the seafront, with their exquisite architectural features echoing those within the capital.

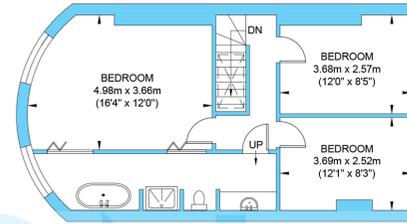
The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.



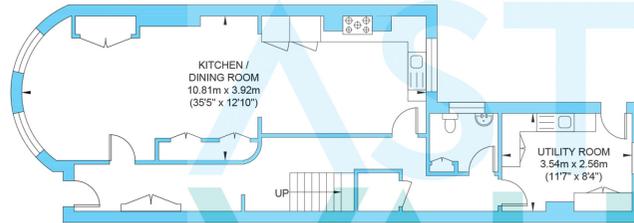
# Eaton Place



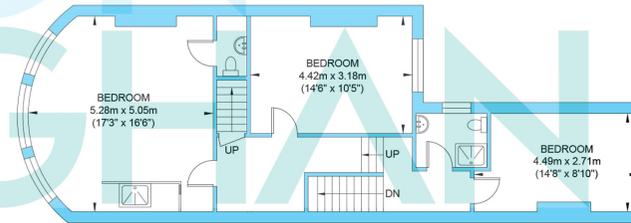
First Floor  
Approximate Floor Area  
769.08 sq ft  
(71.45 sq m)



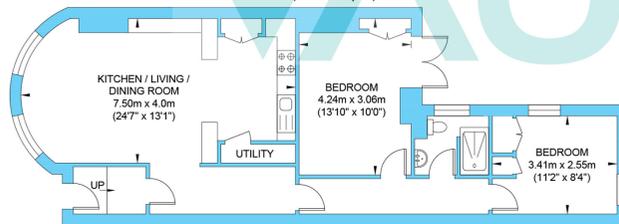
Third Floor  
Approximate Floor Area  
576.51 sq ft  
(53.56 sq m)



Ground Floor  
Approximate Floor Area  
756.05 sq ft  
(70.24 sq m)



Second Floor  
Approximate Floor Area  
769.08 sq ft  
(71.45 sq m)



Lower Ground Floor  
Approximate Floor Area  
756.05 sq ft  
(70.24 sq m)



Approximate Gross Internal Area = 336.94 sq m / 3626.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.