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GUIDE PRICE - £850,000-£900,000

We are delighted to offer this exceptional period townhouse, occupying one of the town's most prestigious positions directly opposite the beautiful Steyne Gardens with far-reaching sea views. Arranged over five impressive floors, this elegant home seamlessly blends original character with versatile, contemporary living, all within moments of the beach, town centre and mainline railway station.

Offering an abundance of beautifully proportioned accommodation, this remarkable residence has been thoughtfully arranged to suit modern family life, entertaining and multi-generational living.

The lower ground floor provides an outstanding leisure space, featuring a cinema room and games room, creating the perfect setting for family gatherings or relaxed evenings with friends.

The welcoming ground floor offers exceptional flexibility, comprising a formal dining room or reception room, a generous double bedroom with an adjoining dressing room, a utility room and separate WC, making it ideal for guests, independent living or working from home.

Occupying the first floor, the principal living space is undoubtedly the heart of the home. Large sash windows frame magnificent views across Steyne Gardens towards the sea, flooding the elegant living room with natural light, whilst a feature fireplace provides a striking focal point. A spacious kitchen/breakfast room with central island is perfectly designed for modern family life and entertaining, and a further double bedroom completes this floor.

The second floor is dedicated to an impressive principal bedroom suite, enjoying delightful garden and sea views, together with a spacious dressing room and luxurious en suite bathroom featuring both a bath and separate walk-in shower.

The top floor provides two further generous double bedrooms served by a stylish family bathroom with a freestanding bath and separate shower, completing the five-bedroom accommodation.

Retaining a wealth of original period features throughout, the property effortlessly combines timeless elegance with modern convenience. Few homes can rival this enviable coastal position, with the seafront promenade just moments away and the vibrant cafés, restaurants, boutiques and amenities of the town centre all within easy walking distance. The mainline railway station is also nearby, providing excellent connections to London and Brighton.

Agent's Note

A nearby car park comprising six parking spaces is available by separate negotiation, presenting a rare and valuable opportunity within this highly sought-after town centre location.

Key Features

- Exceptional period townhouse arranged over five floors
- Prime position directly opposite Steyne Gardens
- Far-reaching sea views from the principal rooms
- Four double bedrooms, including a luxurious principal suite
- Cinema room and games room
- Stunning kitchen with central island and spacious entertaining areas
- Wealth of original period features throughout
- Moments from the beach, promenade and town centre amenities
- Walking distance to the mainline railway station with links to London and Brighton
- Council Tax Band F | EPC Rating D



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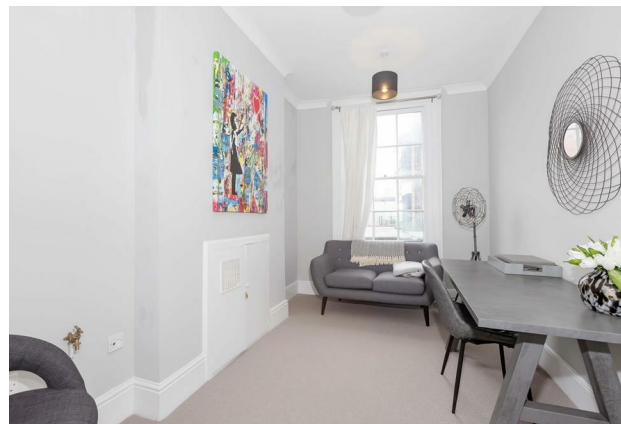
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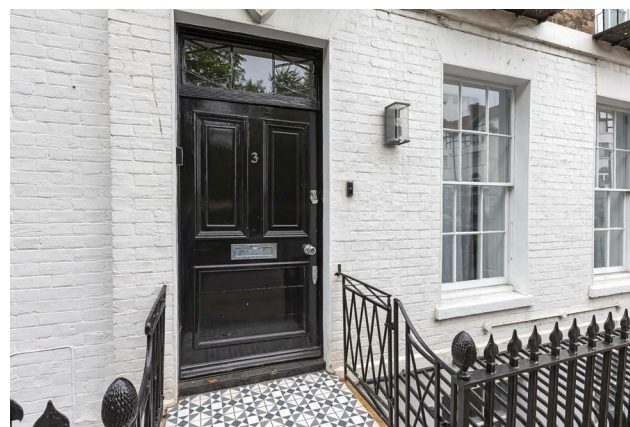
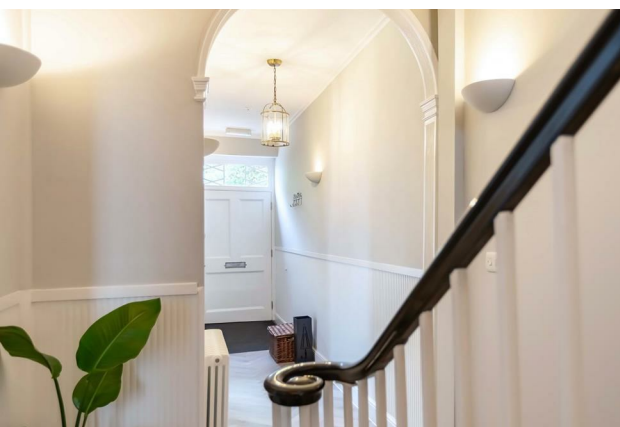
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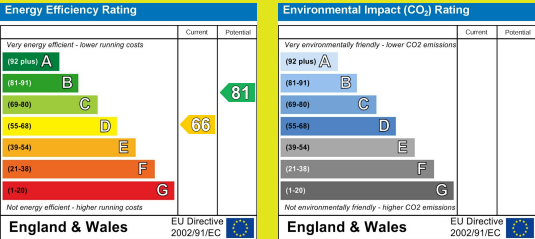
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Floor Plan The Steyne



Total area: approx. 313.2 sq. metres (3370.9 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.