



Flat 4 The Red House  
21 Lansdowne Road | Hove | East Sussex

FINE & COUNTRY





# Step inside

## Flat 4 The Red House

Beautiful four bedroom duplex apartment in iconic Hove mansion with sea views and private parking.

Steeped in history and set back from the road behind its landscaped walled gardens, The Red House was originally built in 1913 for Lord Carnarvon whose country house, Highclere Castle, became the location of ITV's Downton Abbey.

Sitting on the top floor of this dignified property, contemporary interior design blends seamlessly with a host of beautiful original features to create a fantastic example of modern living within a period property. This spacious and peaceful four bedroom home offers a highly versatile interior and is ideally placed for all that Brighton and Hove has to offer: Share of Freehold. No Onward Chain. Off-Road Parking. EPC Rating C.

### In More Detail

From the deep tones of the communal hallway's wood panelled walls to the original wood doors with their black iron handles, this central Hove property is beautifully presented throughout. Having started life as a lodging house for the aristocracy and serving as a convalescence home for the RAF during WWII, the four apartments within this building retain an air of grandeur and charm.

### Inside

The elegant heritage colour scheme that features throughout the easy flowing layout of this impressive home adds a subtle and sympathetic backdrop to each room, demonstrating a tasteful attention to detail.

Beautifully lit by a wide bay window, the warm tones of the original parquet floor stretch across the welcoming dual aspect main reception room highlighting the amount of space on offer. Perfectly sized for entertaining and family meals, a distinguished fireplace creates a classic focal point while curved bay window seats allow you to sit and watch the world go by. Offering a hugely versatile layout, a wide archway opens onto a generously proportioned office/study space perfectly extending this sociable space still further.

The flow of natural light continues in the generously sized kitchen where sleek modern cabinets offer a wealth of storage. Well-appointed with a Smeg range cooker and underfloor heating, the etched drainer grooves of the granite countertops flow into an under-mounted sink, while a drop-down TV/DVD allows you to follow the recipes of your favourite cookery shows.

The wide hallway leads you to the large master bedroom where its impressive proportions and sense of style create an

instant wow factor. Deep pale grey carpets and a feature charcoal grey wall add a sultry yet subtle contrast to the crisp white dado rail and the tasteful wood wardrobes. Natural light tumbles in through leaded windows, while French doors open onto a deep balcony perfectly sized to relax in the sunshine. In the adjacent double bedroom a feature New York skyline wall offers a contemporary twist to the elegant period fireplace.

Sitting beneath a large rain head shower, a Jacuzzi bath complete with its own radio and lighting system provides a sense of spa-like luxury in the family bathroom, while the tall ceiling and deep recessed cupboards add to the sense of space and relaxation.

A separate WC offers access to plenty of discreet storage.

Upstairs, the highly versatile layout of this duplex apartment can be tailored to suit your own requirements. Currently configured as a cinema/games room, a large dual aspect bedroom suite offers sea views from its tall Velux windows. Integrated blackout blinds help to ensure a good night's sleep, while the air conditioning keeps you cool throughout the summer months. Perfect for those who work from home, the ample space offers plenty of dual space potential as a second office area or alternatively as an alternative master suite. A walk-in wardrobe adds a stylish finishing touch, while an en suite shower room with underfloor heating features a large walk-in shower encompassed by eye-catching green and opalescent mosaics, and a wall-hung Villeroy & Boch basin.

Across the hallway, a fourth double bedroom is beautifully lit by triple aspect Velux windows.

### Outside

Looking out over the vibrant colours of the mature camellia, oleander and roses of the communal landscaped gardens, a refurbished balcony stretches across the length of the master bedroom. Offering an ideal spot to enjoy a morning coffee with the weekend's papers or as an evening retreat from the hubbub of daily life. The smoked glass balustrades of this peaceful outdoor space add to the sense of privacy.

An enclosed driveway provides convenient off-road parking, while residents of The Red House also benefit from a shared garage on a rota basis.

A secure shared cellar creates additional storage space.







# Step outside

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### **Seller Insight**

*"The grand communal entrance hall and staircase made an instant impression on us when we first saw this apartment. We loved the large living room with its great amount of space, its office and its outlook, and we could see that the balcony had lots of potential.*

*The location is amazing, you can walk to any restaurant you like from here and down to the sea within minutes. Everything is within walking distance so we only use our car if we need to go out of town, and having an off-road parking space is great.*

*We love spending time on the top floor for our movie nights and in the summer we sit out on the balcony every evening – it's our haven.*

*We'll definitely miss the convenience of living here and because it's so peaceful it's been a great place to work from home.*

*We had a really good feeling about this apartment from the moment we walked in and it's been a very happy home for us."*

### **In the Local Area**

Located in the heart of Hove, The Red House is only a short stroll from the seafront, promenade and Hove Lawns along with the green open spaces of Palmeira Square, Brunswick Square and St. Ann's Well Gardens.

When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton's famous Lanes are all close at hand. Offering everything from high street and independent stores to the French pastries and cakes of Patisserie Valerie and the fresh fish of the seafront Regency Restaurant, everything you need is right on your doorstep.

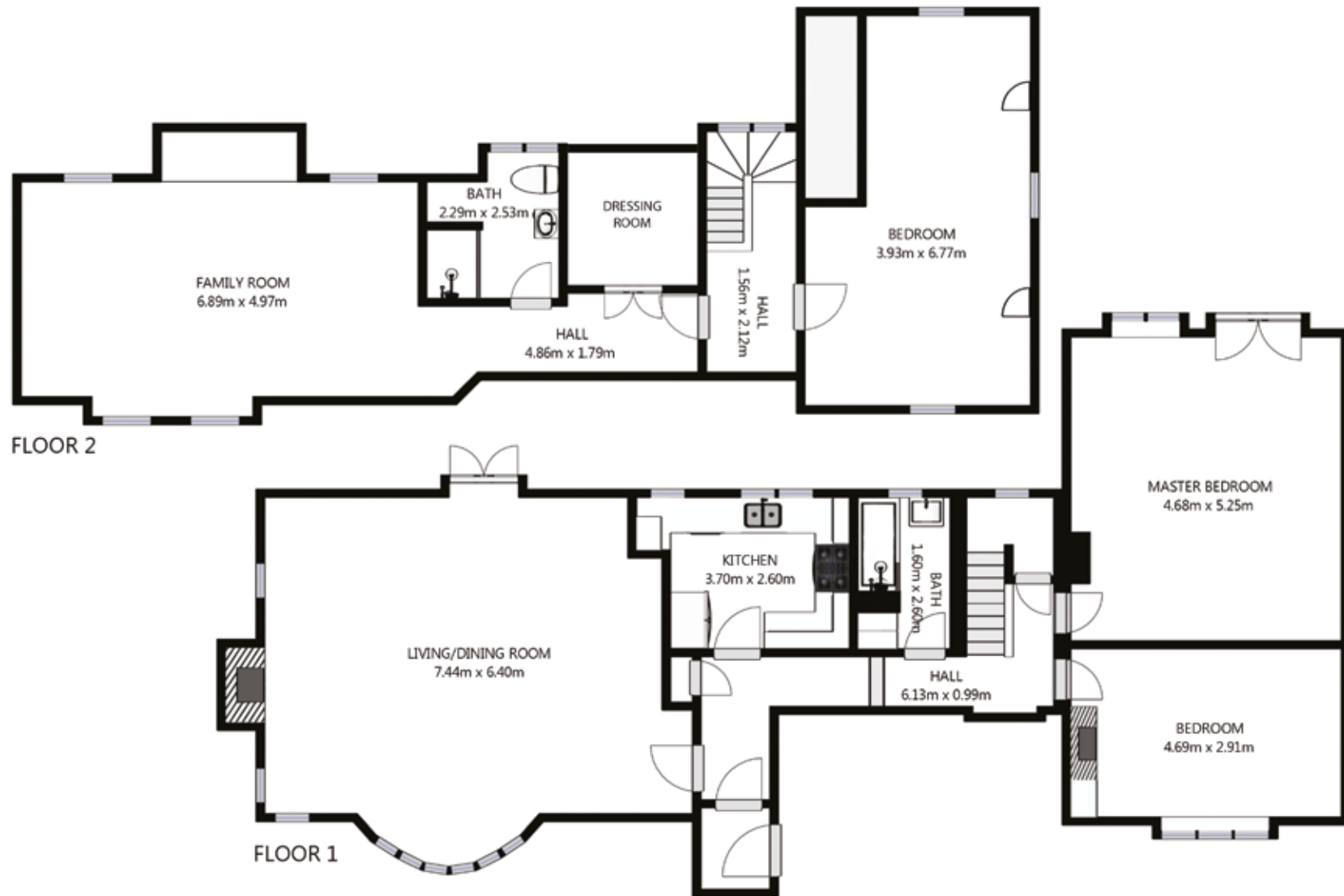
Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as nearby outlying villages and up to Devil's Dyke. Hove and Brighton train stations are both approximately under a mile away, providing convenient regular mainline links for commuters.

Local schools include Hove Junior School, Brighton & Hove High School, St Andrew's C of E Primary Schools and BIMM.

While you're out and about, Brighton & Hove City Council and BT have joined forces to make free Wi-Fi available from their network of 40 hotspots at a range of locations across the city centre. This section of Lansdowne Road benefits from Superfast Broadband access with average speeds up to 200Mbps, ideal for those who work from home.

At the moment there is a waiting list for a Residents Parking permit in this area which is situated in Parking Zone M and operates from 9am-8pm Monday to Sunday. Currently the property is in Council Tax band E which was charged at £2,082.43 for 2017/18.





FLOOR 2

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4235622 Registered Office: Sawyer & Co Sales & Lettings Ltd, 85 Church Street, Hove, East Sussex, BN3 2BB.

Fine & Country  
Tel: +44 (0)1273 739911  
[brightonandhove@fineandcountry.com](mailto:brightonandhove@fineandcountry.com)  
46 Church Road, Hove, East Sussex BN3 2FN

