



Courtenay Gate
Courtenay Terrace | Hove | BN3 2WJ

FINE & COUNTRY

Seller Insight

“Everyone who comes to this apartment is absolutely taken by it. The space, the views and the light all make it an incredibly attractive and welcoming place to live and to share with family and friends.

It's an amazing place to entertain, it really is so unique there's no other building with a view like this in the city. Living in Courtenay Gate feels like you have your own beach. Most of the time fifty per cent of the people you meet there are fellow residents or their guests, so it always has a lovely community feel.

The apartment has been in my family for 32 years and being able to come home from work, change and go straight out for a swim in the sea gives you an unbelievable quality of life that I will dearly miss.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step inside

Courtenay Gate

SPACIOUS 3 BEDROOM APARTMENT IN ICONIC BEACHFRONT COMPLEX WITH PANORAMIC SEA VIEWS.

Sitting on the fifth floor of an elegant Neo-Georgian property on Hove's seafront, next to the beach and just moments from the bustling café culture of Church Road, this spacious three bedroom apartment is ideally placed for all that Brighton and Hove has to offer:

Set in a distinctive 1930s building in the sought after Avenues Conservation Area; soft heritage tones, period detailing and generous proportions are just a few of the features that remind you of the original grandeur of this Hove home.

SHARE OF FREEHOLD. RESIDENT CARETAKER. PASSENGER LIFT. COMMUNAL HEATING AND HOT WATER.

In More Detail

Described as being built on a "grand scale" with "palatial proportions"; from the distinctive facade to the graceful sweeping staircase and grand piano of the communal hallways, Courtenay Gate is an impeccably presented landmark building at the end of Hove Lawns.

Tall ceilings, interior leaded windows and graceful period architraves balance with the modern kitchen and en suite bathroom to create the perfect example of life in a period property.

Inside

Adding a beautiful backdrop to a spacious yet welcoming room, the stunning views from the dual aspect sash windows of the main reception room provide an instant wow factor that's hard to ignore. Stretching along the coast from the beaches and piers to the white cliffs of Seaford in one direction and up to the South Downs in the other; the elevated position of this Hove home provides an idyllic space to relax and entertain. Encompassed by elegant cornicing, the tall domed ceiling adds to the superb sense of space, while the period wall panelling and impressive marble fireplace create traditional focal points. The outstanding vista continues in the fully-fitted kitchen with its wealth of modern Shaker-style cabinets. Generously proportioned with ample space for appliances, a serving hatch opens onto the adjacent dining room/third bedroom, while richly toned countertops, metro tiled splashbacks and a white Franke sink add a contemporary twist.

A duo of sash windows in the master suite allow you to lie back and enjoy the sea views from the comfort of your own bed. Natural light tumbles in, beautifully highlighting the period detailing and emphasising the superb amount of space that this room enjoys. A walk-in wardrobe offers plenty of discreet storage, while a modern en suite bathroom features a P-shaped bath with overhead shower.

Looking out once again over Hove Lawns, the beach and promenade, two further bedrooms offer ideal accommodation and versatility for those who work from home. An additional shower room provides plenty of scope to be updated to your own tastes, whilst deep cupboards in the wide hallway create an enviable amount of convenient storage.





Outside

Beautifully maintained and offering the perfect spot to relax in the sun with the weekend papers or enjoy evening drinks, the landscaped communal gardens that wrap around Courtenay Gate provide a calm and peaceful feel.

Residents benefit from unofficial and unallocated off-road parking.

In the Local Area

Located on the seafront means that Hove Lawns, beach and promenade are right on your doorstep. A short walk takes you to the bustling café culture and shops of Church Road, while nearer to home a parade of local independent amenities on Kingsway includes the ever popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store, along with the King Alfred Leisure Centre. The renowned Marrocco's is close at hand just around the corner on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days.

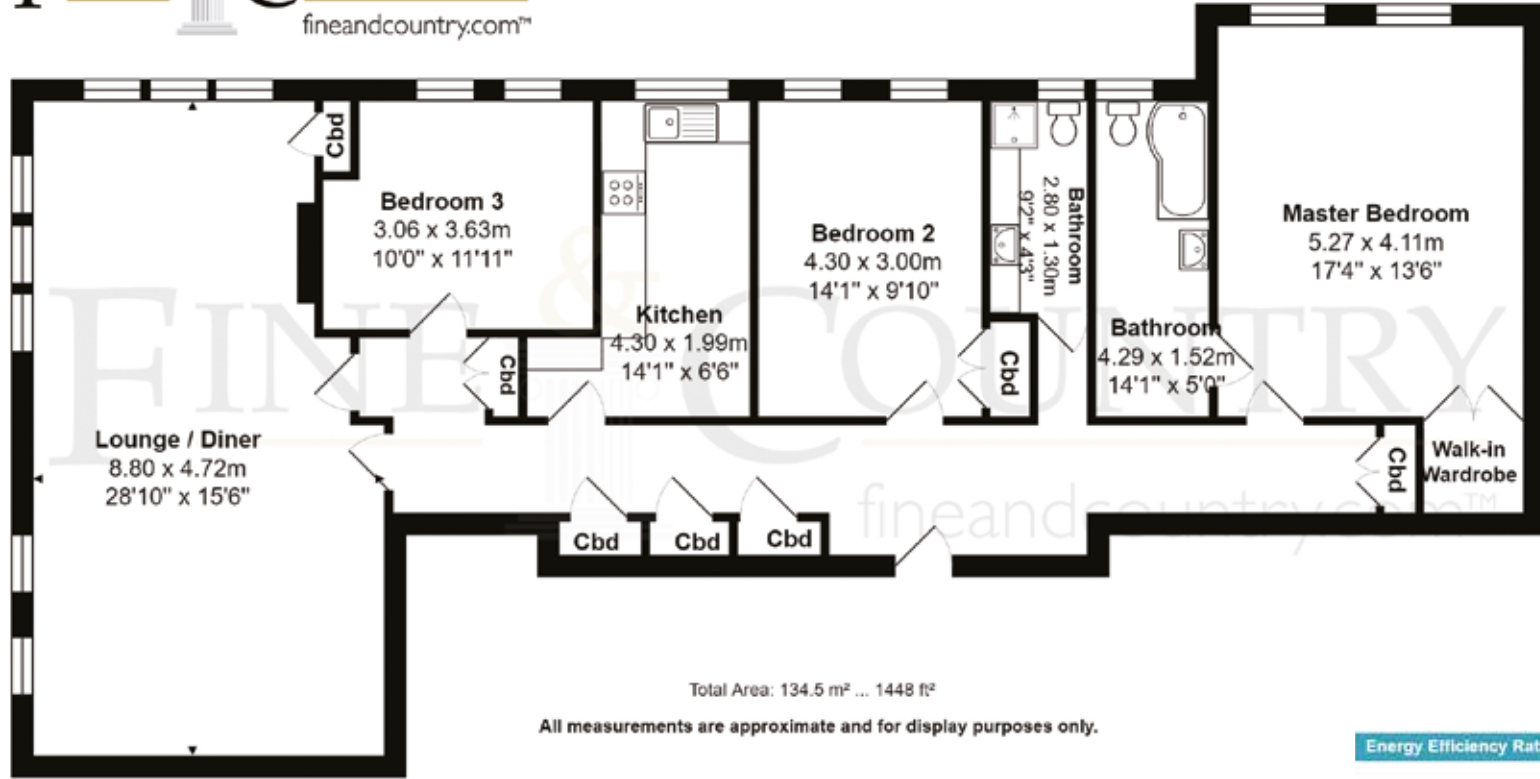
When it comes to shops, bars and restaurants there's no shortage of choice as Church Road, Portland Road and Richardson Road are all close at hand offering everything from the popular Turkish market Four Seasons to the locally sourced coffee and ingredients of Baked. A highly sought after location, the apartment benefits from plenty of public transport to all parts of Brighton and Hove, and up to Devil's Dyke, while Hove train station with its convenient mainline commuter links is approximately under a mile away.

Local schools include St. Andrew's C of E Primary School, St. Christopher's School and Hove Junior School. The private Brighton and Hove High School and BIMM (British and Irish Modern Music Institute) are both very easily accessible.

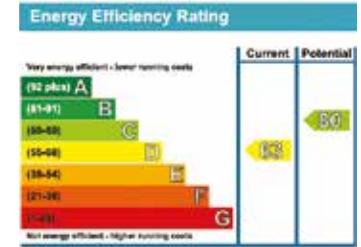
Situated in Parking Zone N, currently the property is in Council Tax band E which was charged at £2,207.31 for 2018/19.



DISTINCTIVE PERIOD APARTMENT
 SEAFRONT LOCATION
 STUNNING SEA VIEWS
 SPACIOUS MAIN RECEPTION ROOM
 ELEGANT PERIOD FEATURES
 3 DOUBLE BEDROOMS
 MODERN KITCHEN
 MASTER SUITE
 HUGELY VERSATILE LAYOUT
 SHARE OF FREEHOLD



Total Area: 134.5 m² ... 1448 ft²
 All measurements are approximate and for display purposes only.



Agents notes: All measurements are approximate 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 Printed 20.02.2018





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