



Norfolk Terrace, Brighton

Guide price £800,000 - £850,000



Property highlights

- Rare and highly individual Grade II listed, mansion-style maisonette
- Spacious accommodation arranged over two floors of an elegant period townhouse
- Exquisite original features throughout, including exceptional cornicing, ceiling roses, and sash windows
- Beautifully restored original floorboards and leaded glass details
- Grand living room with log-burner, elegant plantation shutters, and custom-built shelving
- Tranquil principal bedroom with fireplace and direct garden access
- Charming kitchen with breakfast area and original Delft tile cooking alcove
- Versatile third room: ideal as a study, creative space or occasional bedroom
- Delightful west-facing garden of over 60ft with additional lower courtyard
- Prime central location - just moments from the seafront, shops, and Brighton station



Guide Price £800,000 – £850,000. A beautifully restored Grade II listed maisonette in the Montpelier & Clifton Hill Conservation Area, offering over 1,400 sq ft of elegant, character-filled space across two floors.

The property

Located on Norfolk Terrace within the sought-after Montpelier and Clifton Hill Conservation Area, this beautifully reimaged Grade II listed maisonette offers a rare opportunity to own a home that perfectly balances historic charm with contemporary design. The property forms part of a grand townhouse designed in the mid-late 19th century by Thomas Lainson, one of Brighton's most celebrated architects, also responsible for the Grade II* listed Middle Street Synagogue and several other significant buildings across the city.

Entered via a newly renovated communal hallway, the apartment's private entrance is on the ground floor. Step into a welcoming entrance hall, where natural light immediately draws you toward the principal bedroom. This extraordinary space is a striking fusion of old and new with pink walls, an almost four-metre-high ceiling adorned with an original ceiling rose and stunning period cornicing, a large bay window overlooking the garden, and a magnificent period fireplace with restored original tiles and a log burner. Built-in storage and direct access to the garden complete the room, creating a serene and stylish retreat.

Adjacent to the bedroom is the 'hat room' from the architect's original designs, now transformed into a luxurious bathroom. Herringbone Amtico flooring sets the tone for a sophisticated space that features a freestanding claw-foot bath and elegant sanitaryware from Catchpole & Rye.

At the front of the apartment, the formal living room exudes the character of a much larger manor house, with c. 13ft ceilings and cornicing considered by English Heritage to be among the finest examples in the city. A handsome fireplace with a log burner and pink tiled hearth provides the focal point, surrounded by custom-built shelving. Additional shelves, made from reclaimed wood from Brighton's iconic West Pier, add a touch of local history. Dual sash windows flood the room with light, and a sliding library ladder adds function and flair to the bookcases. Throughout, beautifully preserved period detailing enhances the sense of timeless elegance.

The lower ground floor reveals even more space and versatility. A well-proportioned second bedroom features frosted period-glass windows onto the courtyard and a striking emerald green tiled original fireplace, making it an ideal guest or child's bedroom. A corridor with bespoke cabinetry offers excellent storage and leads to a third room - perfect as an office, workshop or occasional bedroom - with direct access to the courtyard and steps up to the main garden.

Further along the hallway, you'll find a warm and inviting kitchen with ivory gloss cabinetry, wooden worktops, and a charming snug area that invites conversation or quiet reading. This flexible space could also serve as a dining area. A listed built-in cupboard provides stylish storage for crockery, while a stove alcove with original Delft tiles houses the newly installed oven and hob, blending heritage and practicality.

The generous garden, extending over 60 feet, is a rare find in such a central location. Thoughtfully landscaped and lovingly tended by the current owners, it features an abundance of mature planting, fruiting apple and pear trees, and a variety of flowering shrubs and climbers that provide colour and interest throughout the seasons. Sheltered and serene, the space offers a perfect backdrop for outdoor dining, gardening or simply unwinding in nature.

Lovingly cared for and thoughtfully upgraded by the current owners over the past 12 years, this home is a true testament to quality and craftsmanship. Original floorboards have been professionally restored, plumbing and electrics have been modernised, and high quality, breathable paints from Farrow & Ball and Lakeland Paints have been used throughout. Cast iron radiators further complement the home's heritage.

With its established west-facing garden, exceptional interiors, and prized location in central Brighton, this is a truly special home that captures the soul of the city while offering peace, privacy, and personality in abundance.

Additional property information

Property type: Maisonette

Tenure: Share of Freehold

Length of lease: 121 years

Service charge: £3810 paid annually

Reserve fund: £900 paid annually

Council tax band: C

Parking zone: Z

A note from the owners

We moved here from London and viewed over 30 properties before finding this one. Most were fine, but the moment we stepped into this flat, we knew it was something special. The period features are truly magnificent, and it was love at first sight. We've had 12 wonderful years here and, along with our fellow freeholders, feel like proud custodians of a very special building. I don't think we'll ever live anywhere quite as extraordinary again.

The area

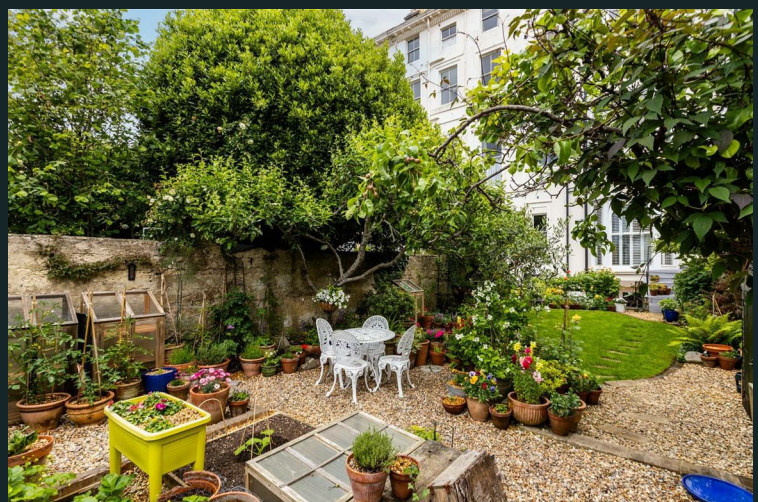
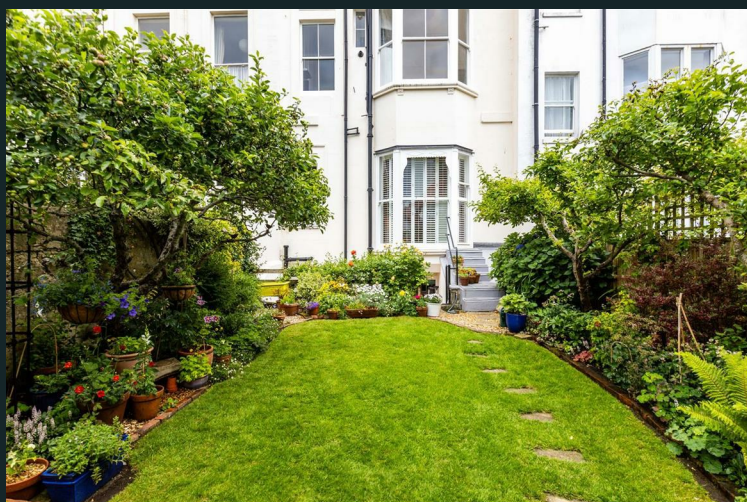
Located in the Montpelier & Clifton Hill Conservation Area, one of Brighton & Hove's most prestigious and architecturally rich neighbourhoods, this home is quietly tucked away in the heart of the city. The very best of Brighton is just a short walk away, from independent shops, cafés, restaurants, and pubs to theatres, galleries, and city centre shopping. The vibrant North Laine, the historic Lanes, and the beautiful Royal Pavilion and gardens are all nearby, showcasing the city's unique mix of creativity, heritage and atmosphere. Close to home, Seven Dials provides a more relaxed, village-like feel with handy local amenities, while the green open spaces of St Ann's Well Gardens are also within easy reach. The iconic seafront, with its pebbled beaches, lawns, and striking coastal views, is just an eight-minute stroll away.

Transport links

Located just a short fifteen-minute walk from Brighton mainline station (and a similar distance from Hove station), this property is perfectly situated for London commuters or those who like to get out of the city on occasion. Fast, direct trains run frequently to London, with journeys to London Victoria taking under an hour, and London Bridge in just over an hour. Gatwick Airport is also easily accessible in around 30 minutes by train. For those with a car, there's permit parking on the street outside

Schools

Brighton has many good schools for children of all ages and Norfolk Terrace is well situated for easy access to a number of them. Brighton Girls (independent) is just a four-minute walk away, while Brighton College - one of the UK's leading independent schools - is around ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E Primary School, Cardinal Newman Catholic School and Sixth Form, Dorothy Stringer School and BHASVIC College.





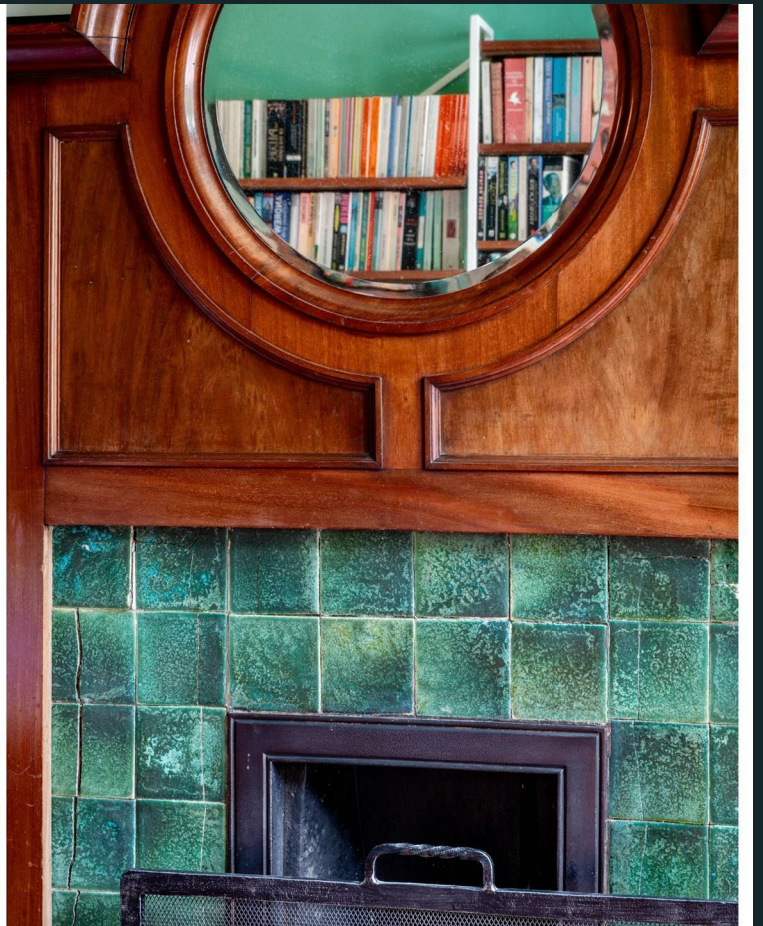


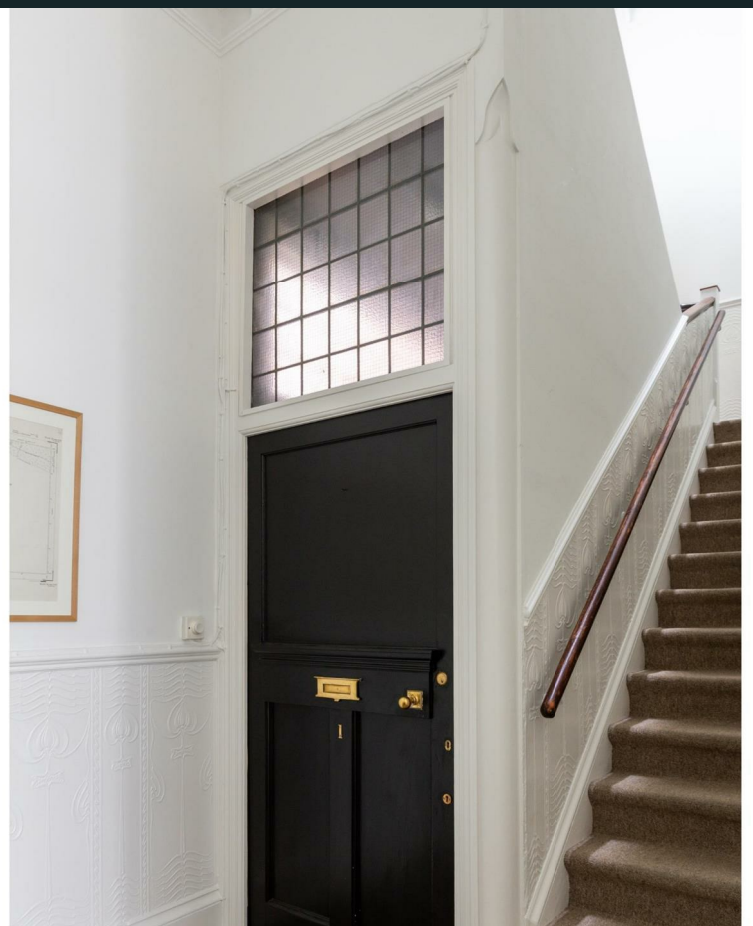






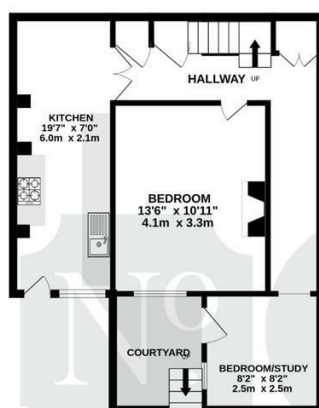




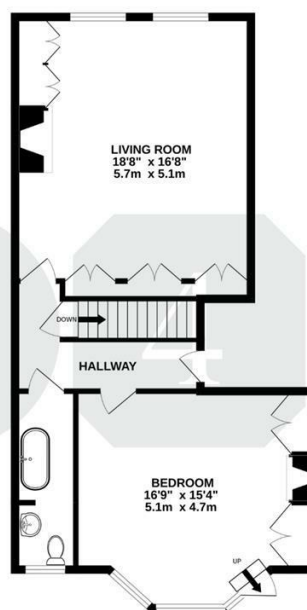




LOWER GROUND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA: 1410sq ft (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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