

LACE HOUSE

L U X U R Y A P A R T M E N T S

AN EXCEPTIONAL DEVELOPMENT OF
9 ELEGANTLY RENOVATED 1 & 2 BEDROOM APARTMENTS
JUST ACROSS FROM THE VICTORIA FOUNTAIN
IN THE MIDDLE OF BRIGHTON'S OLD STEINE.

A development by
LACE WILSON
PROPERTIES LTD.

LACE HOUSE IS A SOPHISTICATED
DETACHED BUILDING, SEEPED IN
HISTORY AND SETTLED ON THE VERGE
OF THE OLD STEINE IN THE HEART OF
BRIGHTON'S CITY CENTRE.



CGI imagery of Lace House



LACE HOUSE

LUXURY APARTMENTS

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Lace House is a sophisticated detached building, seeped in history and settled on the verge of the Old Steine in the heart of Brighton's City Centre. This modern conversion accommodates seven 1 bedroom apartments and two 2 bedroom apartments, many boasting marvellous views across Old Steine Gardens, the Victoria Fountain and towards the Brighton Aquarium and Beach.

The apartments will be finished with top grade fixtures and fittings as standard and polished finishes. The kitchens benefit from solid resin worksurfaces and fully integrated Bosch appliances and induction hobs, whilst the bathrooms are fitted with Villeroy & Boch Sanitaryware, Mira shower controls and stylish ceramic tiling with under floor heating. The living areas feature engineered brushed oak flooring, creating a warm feel. Each apartment will have new, aluminium double glazed windows with a high level of sound insulation, L.E.D. downlighting and stainless steel ironmongery throughout. The communal areas have been designed with refined elegance and a splash of splendour. Lace House has been fitted with a new roof and also benefits from residents' bicycle storage, a passenger lift to most floors and a 6 year Professional Consultant's Certificate.

BRIGHTON & HOVE

BRIGHTON & HOVE IS THE
COSMOPOLITAN CITY BY THE SEA,
WITH ITS MIXTURE OF REGENCY
ARCHITECTURE & HISTORY, DESIGNER
SHOPS AND DAYTIME & EVENING
ENTERTAINMENT.

The city is now regarded as one of the most varied shopping, dining & cultural experiences outside of London.

The Old Steine is a renowned meeting place and hosts annual events for Pride and the Brighton Festival, England's largest arts festivals. It is a celebration of a plethora of creativity including music, theatre, dance, circus, art, film, literature, debate, outdoor and family events, which take place across Brighton & Hove. During the festival, the Old Steine offers alternative cabaret, music, contemporary circus, theatre, dance and family shows alongside workshops, talks and art installations.

Brighton's famous Promenade and beach is but a pebble's throw away, with Brighton Palace Pier, The Aquarium Sea Life Centre and the historic Lanes being amongst the close attractions.

Nearby Madeira Drive is host to a number of motor vehicle events throughout the year, parades including the Children's Parade and the Burning Of The Clocks and other events such as Brighton's Big Beach Screen.

St James Street is a short stroll away, first developed in the 1790's, it was soon home to Brighton's wealthier visitors and residents. It was previously described as "the Bond Street of Brighton" due to the range of shops and services offered. Nowadays, St James Street is a vivacious road filled with independent shops and cafes, a diverse population and beautiful street art.



THE STORY OF LACE HOUSE

THE 1700'S

ORIGINALLY THE OLD STEINE WAS AN OPEN GREEN USED BY LOCAL FISHERMEN TO LAY OUT AND DRY THEIR NETS. IN 1792 THE WELLESBOURNE RIVER WAS REDIRECTED TO RUN UNDERNEATH OLD STEINE.

This coincided with Brighton becoming popular among the aristocracy when the Prince of Wales visited in 1783 before purchasing a property which is now the Royal Pavilion.



Lace House started life in the late 1760's as Woodgate's Library, a two-storey wooden building with a Doric colonnade. This was not a conventional library as you would think of today, but a circulating library. As the gentry would flock to Brighton, they would pay

a subscription to the library for the season and add their names to a visitors book. This let other visitors know who was staying where and for how long, ensuring invites to all of the best events. Subscribers could also read books, listen to music and gamble at the library. It was taken over in 1784 by Andrew Crawford and rebuilt to include the town post-office.

Crawford's Library - From the private collection of Andy Grant

THE 1800'S

IN THE 1820's, THE BUILDING WAS LEASED TO GEORGE PHILLIPS WHO BECAME CONFECTIONER TO KING GEORGE IV, BEFORE BEING SPLIT IN THE 1830's TO ACCOMMODATE A MILLINER IN THE OTHER HALF.



1820

THE 1900'S

BY 1925 J. CARLISH & CO HAD TAKEN OVER AND THE PREMISES HAD BEEN REBUILT INTO A CAR SHOW ROOM.

Newmans & Co took over in 1927 and installed the infamous black china cat climbing the building. There is much folklore surrounding this cat. Some have suggested it is meant to be a jaguar as Jaguars were sold from the building. Some believed it was a quirky whim of the architect or developer. The truth is that the black cat was set into the building to scare off birds, protecting the cars on display from seagulls and pigeons.

Since then, Lace House has been occupied by Hartley & Midgley (1959), who were renamed the Endeavour Motor Company in 1961. The showroom was then used as the base for their fleet of Ford hire cars. In 1966 Moore's took over the establishment and sold Jaguar and Triumph cars until 1974. The building was then converted into offices and stood as the building we recognise as Lace House today.



Taken in late 1950's, at that time the building was owned by Hartley & Midgley, main Ford dealers for Brighton & Hove.



SPECIFICATION

KITCHEN

- Solid Resin Worktops •
- Fully Integrated Bosch Appliances & Induction Hobs •
- Grained Cashmere Contemporary Cabinets & Doors •
- L.E.D. Under Cupboard Lighting •

BATHROOMS/SHOWER ROOMS

- Villeroy & Boch Sanitaryware •
- Chrome Towel Rails •
- Karndean Flooring •
- Electric Underfloor Heating •
- Mira Shower Controls •
- Stylish Ceramic Tiling •

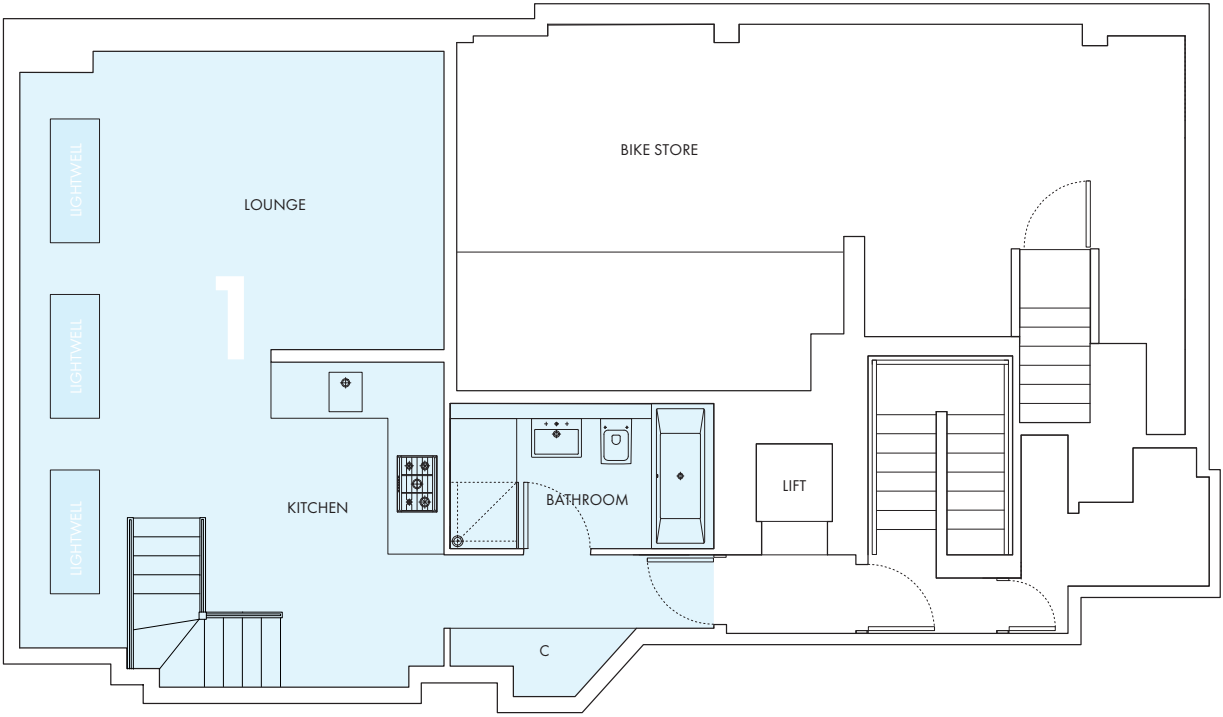
THROUGHOUT

- Engineered Brushed Oak Flooring To Living Spaces •
- New Aluminium Double Glazed Windows Throughout With Marine Grade Finishes •
- High Level Of Sound Insulation Including Acoustic Glazing & Acoustic Trickle Vents To All Windows •
- L.E.D. Down Lights & 5amp Lamp Points •
- Electric Haverland Radiators To Living Spaces •
- Stainless Steel Ironmongery To All Internal Doors •

FAST LINKS TO LONDON & ABROAD

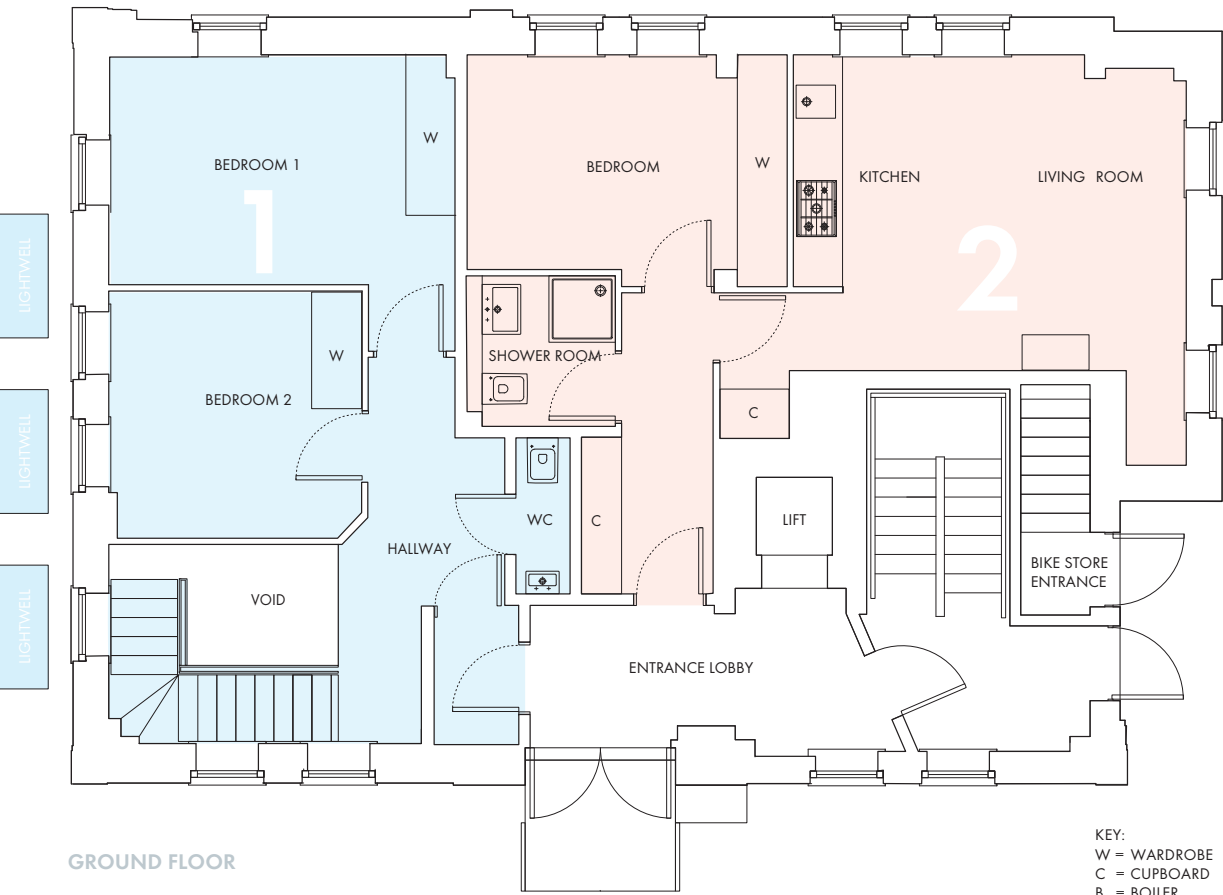
Brighton's mainline station is only 0.7 miles away and runs frequent services to Gatwick (24 minutes), London Victoria (56 minutes) and London Bridge (63 minutes), for fast access to London.

The nearby A23 directly connects with the M23 and M25, bringing Gatwick and Heathrow within easy reach by car.



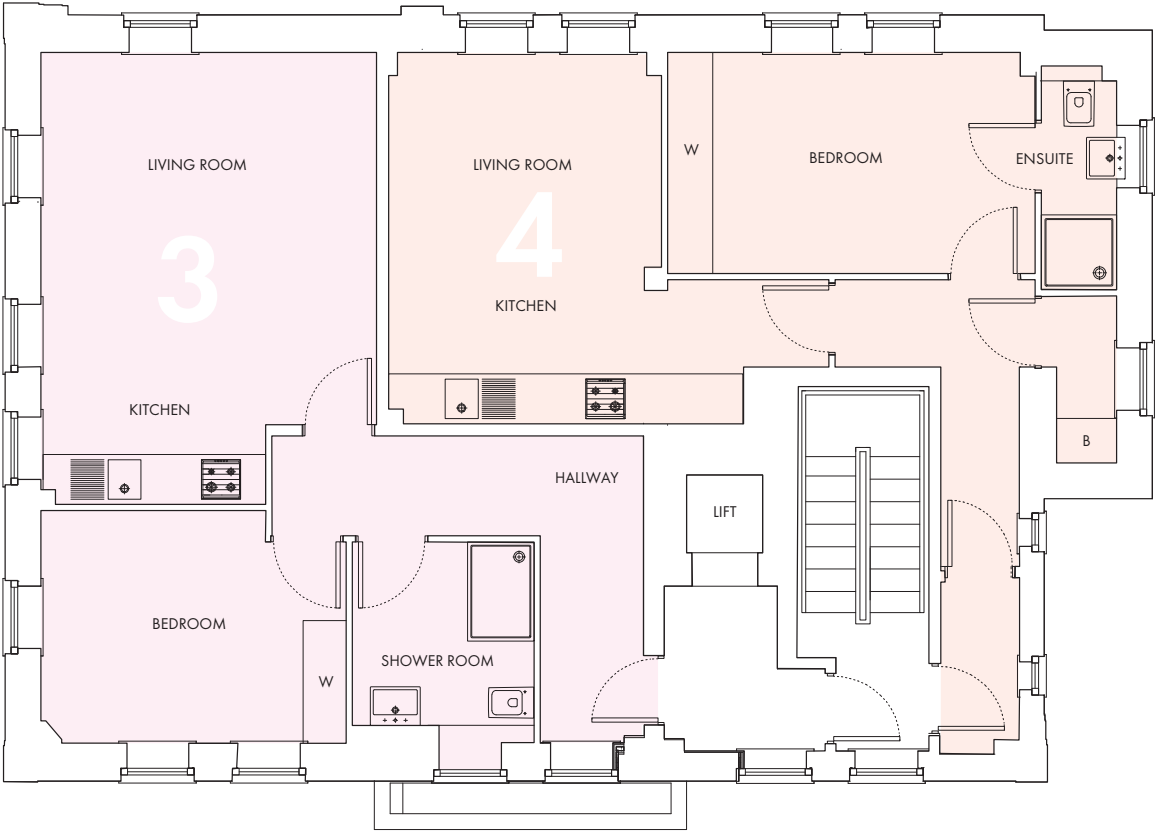
LOWER GROUND FLOOR

FLOOR PLANS

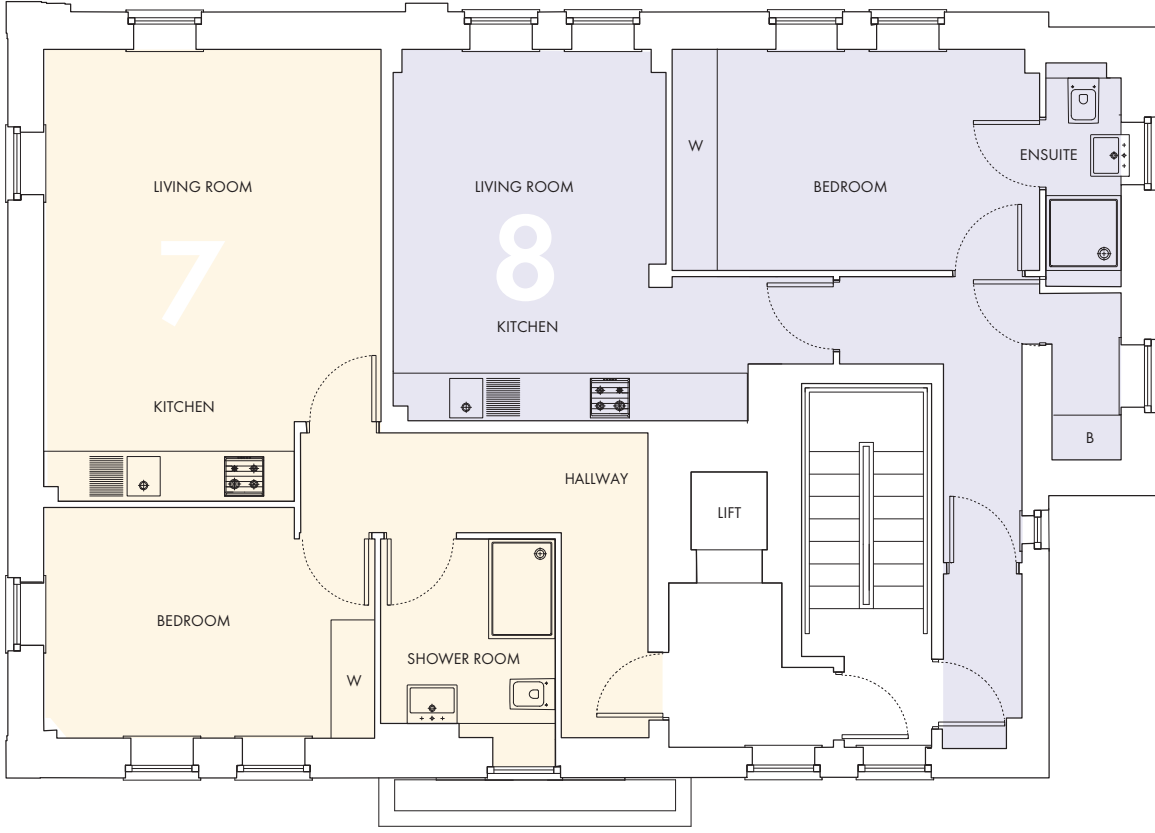


GROUND FLOOR

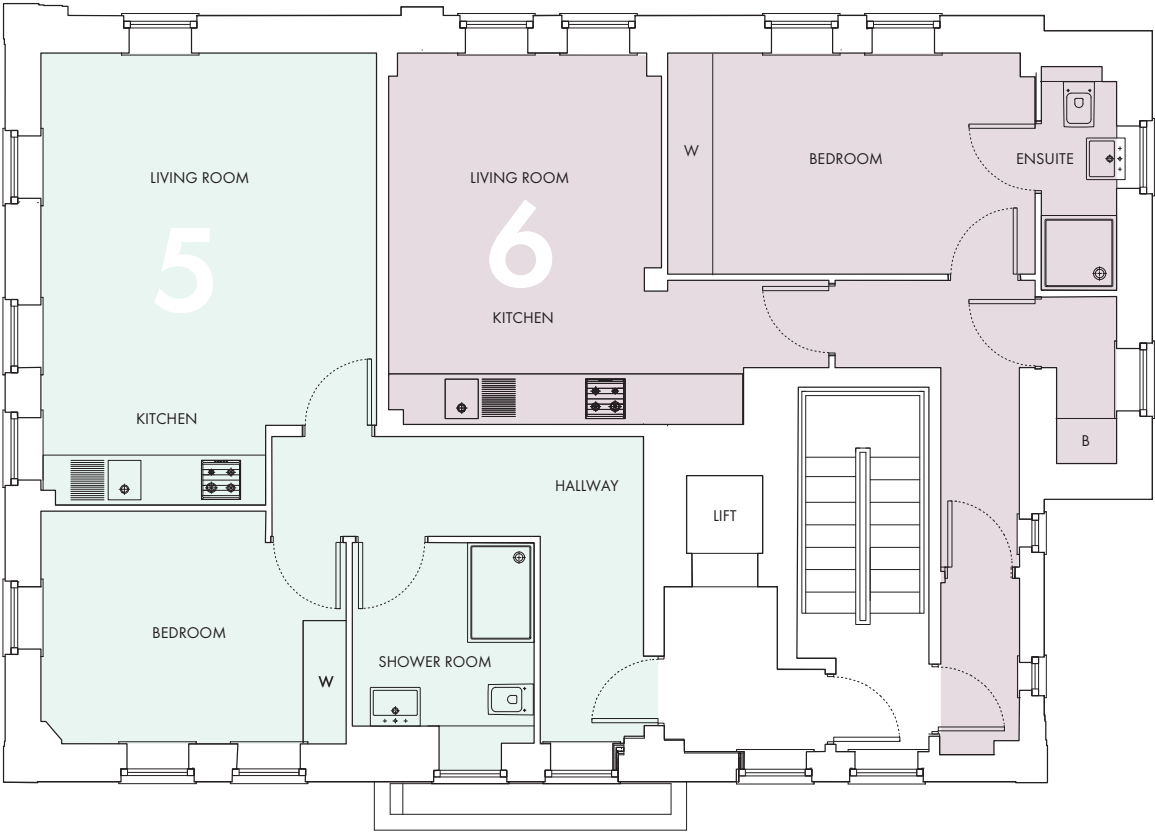
KEY:
W = WARDROBE
C = CUPBOARD
B = BOILER



FIRST FLOOR

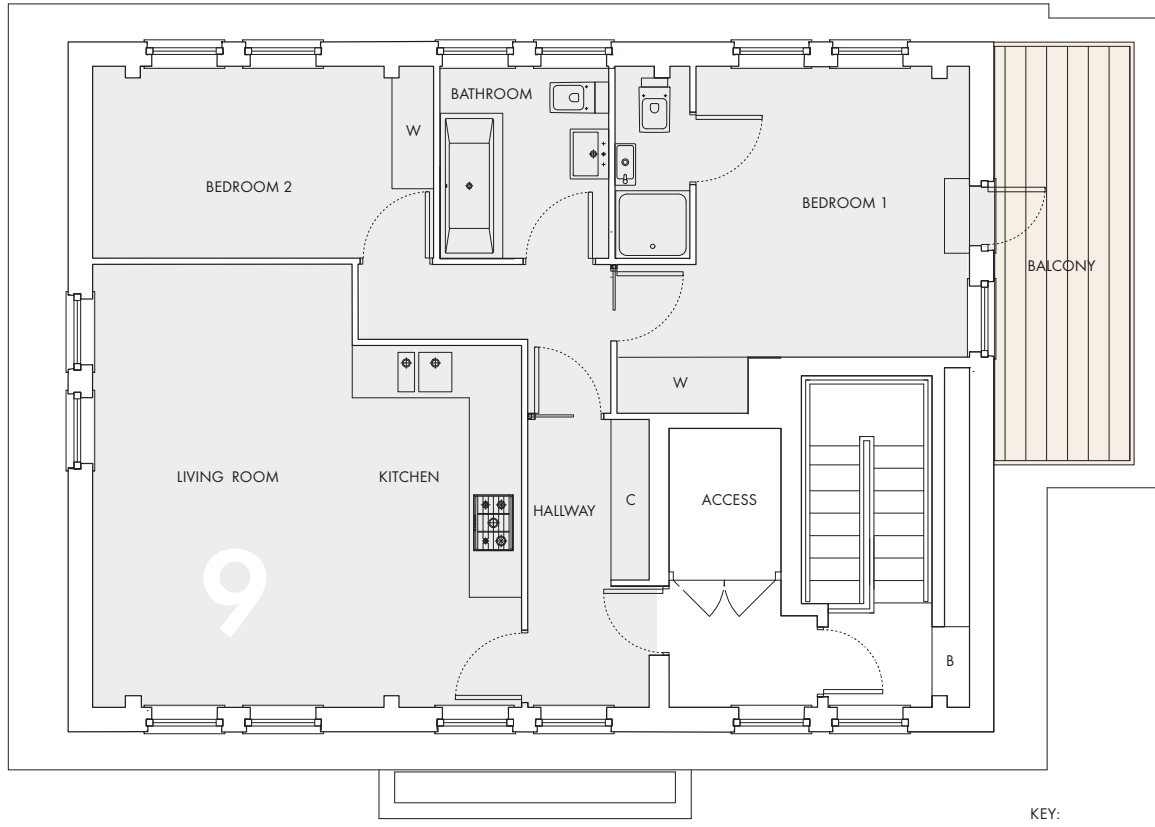


THIRD FLOOR



SECOND FLOOR

KEY:
W = WARDROBE
C = CUPBOARD
B = BOILER



FOURTH FLOOR - PENTHOUSE

KEY:
W = WARDROBE
C = CUPBOARD
B = BOILER

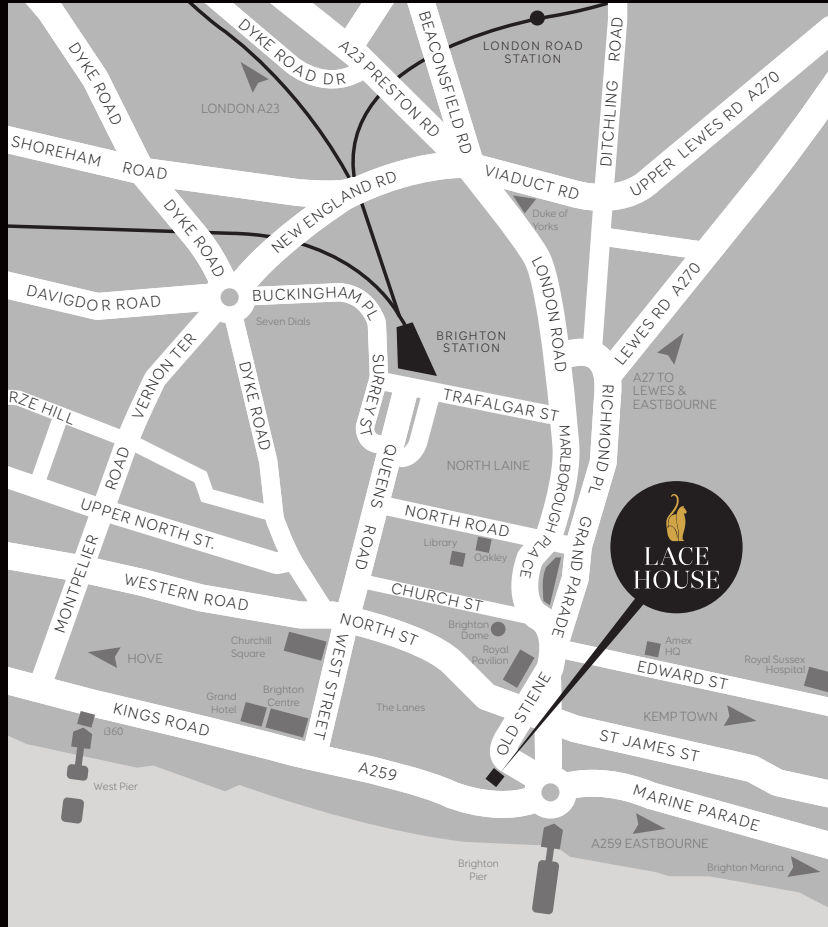
THE LIVING AREAS FEATURE
ENGINEERED BRUSHED OAK
FLOORING, CREATING A WARM FEEL.



CGI imagery of Lace House

LACE HOUSE

LUXURY APARTMENTS



Viewing

Viewing is strictly by appointment through sole agents Oakley Property.



Oakley

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A development by

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PROPERTIES LTD.

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