

Kempton Place

Region: Sussex Sleeps: 6

Overview

Sitting in an absolutely gorgeous spot just moments from the seafront and east of Brighton's city centre in Kempton Village, Kempton Place is a fabulous, very tasteful three bedroom Victorian house. Its renovation is astounding. The house is sprinkled with super cool radiators, sumptuous contemporary furnishings, top-of-the-range fittings and gorgeous light fittings, all blended beautifully with fabulous period features.

Kempton is an upmarket mix of grand seafront crescents and elegant squares. It stretches to Brighton Marina and offers a wonderful array of independent shops which are within easy walking distance of the house. You will discover the lovely Kempton Bookshop, the Butler's Wine Cellar, Brampton's Butcher, The Open Bakery and cosy coffee shops. In moments you can be enjoying the vibrant delights of Brighton, Hove and the wonderful South Downs National Park.

Kempton Place is ideal for those that appreciate trendy interior design and the finer things in life. It is perfect for families and groups of friends. Within its smart Victorian exterior, its clean lines and cool vibe will encourage you to embrace the calm. You will find sumptuously stylish fabrics and scandi style furnishings within a lovely soft natural colour palette and the odd colour splash. The large double aspect living room comes in dazzling white with soft grey contemporary furnishings, a large Smart television and a wonderful wood burning stove for evenings snuggling up together watching a movie. The snug is lovely too with gorgeous seating and another large television, perfect if you have little ones wanting to chill while the adults plan their holiday adventures in the living room. The dining room is bright and cheery, a real hub of the house. A wireless speaker is provided so that you can listen to your favourite tunes along with dinner. The kitchen is just fabulous, a modern, contemporary gem in bright turquoise and with the best of appliances including a Lavazza coffee machine and milk frother. Guests can pull up a stool at the breakfast bar to keep the chef in your group company. Your laundry appliances are kept in a cupboard in the hall.

Each of the bedrooms is beautifully appointed and comes with its own bathroom. On the first floor you will find two bedrooms, one with a sumptuous kingsize bed and ensuite bathroom with a rainfall shower and the other with a beautifully dressed double bed. Guests staying in this room have use of the family bathroom with its superb bright yellow roll top bath and walk-in shower.



There is a door in this bathroom to the roof terrace. Even your playful pooch can make their own way out to the terrace through the dog flap!

On the landing of the second floor, there is a sofa bed which you could use for an extra adult guest or two small children. The top floor bedroom boasts another quality kingsize bed and an ensuite bathroom with a bath and handheld shower. Every bathroom is super cool with a wonderful blend of contemporary and traditional fittings.

The roof terrace is a wonderful addition with bench seating and a table and chairs. How lovely to be able to spend a summer evening opening a few bottles of wine and enjoying the warm air!

Facilities

Villa/House • Instagrammable • Easy By Train • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • Coffee Machine • Ideal for Xmas/NY • Smart TV • Working Fireplace/Woodburner • Heating • Parking Space • Walking/Hiking Paths • Golf Nearby • Cycling

Interior & Grounds

Ground Floor

- Fully-equipped kitchen with breakfast bar
- Sun Room and Dining Space
- Large living room with smart TV and log burning stove
- Snug with large TV
- Dining Room



First Floor

- Bedroom with king-size bed and ensuite with a rainfall shower
- Bedroom with double bed
- Family bathroom with roll top bath and walk-in shower with a door leading out onto the roof terrace

Second Floor

- Sofa bed situated on the landing
- Kingsize bed and an ensuite bathroom with a bath and handheld shower

Exterior Grounds

- Roof terrace with bench seating and a table and chairs

Additional Facilities

- Wi-Fi
- Wireless speaker
- Lavazza coffee machine and milk frother
- Hallway cupboard containing laundry appliances



Location & Local Information

Kempton Place sits just a few minutes from the seafront and a wonderful selection of shops and eateries in the Kempton area of Brighton. As well as gorgeous cafes, independent shops and restaurants, there is a mobile farm shop that arrives on Fridays and parks diagonally opposite the house. At the beach, you will find a children's playground, adventure golf and the Beach Box Sauna. The Palace Pier has an observation post dedicated to capturing the murmur of the starlings that roost there and is a brilliant spot for seeing great flocks in the sky just before sunset between November and March. A short walk from the house takes you along the seafront into central Brighton or in the other direction to the marina.

Brighton is brimming with cultural delights as well as hundreds of independent boutiques and big name shops. There are many award winning restaurants serving the regular seaside fish and chips as well as creative vegetarian menus. Brighton and Hove offer plenty of entertainment for all ages, some large scale wonders and some quirky and offbeat. One of the classic attractions is Brighton's Royal Pavilion. The Royal Pavilion is an exotic palace with iconic domes and minarets as well as a fascinating history. Built as a seaside pleasure palace for King George IV, this historic house mixes Regency grandeur with the visual style of India and China. There are fantastic collections to explore which have previously come from Buckingham Palace. A trip to Brighton's Beach is not complete without a stroll along the iconic Brighton Palace Pier. On the beach, children love Brighton Zip, a thrilling ride on the seafront. Visitors can escape to the skies to see Brighton in another light on British Airways i360 attraction. You will glide up gently to one hundred and thirty eight metres in the futuristic glass viewing pod, designed by Marks Barfield Architects, creators of the London Eye, and admire 360-degree views across Brighton, the South Downs and, on the clearest days, all the way to the Isle of Wight. Visitors can also enjoy the Nyetimber Sky Bar, an exhibition on how BA i360 was built and its beachside shop for gifts. Those that enjoy shopping can head to The Lanes for an eclectic mix of shops and restaurants. For some evening entertainment, Brighton Dome is Brighton's premier venue for music, theatre and family events. Other popular attractions are Sea Life Brighton, Brighton Museum and Art Gallery, Booth Museum of Natural History, Preston Manor, Brighton's Walk of Fame and the Brighton Music Tunnel.

To escape the hustle and bustle, visitors also enjoy Preston Park which is home to the Preston Twins which are believed to be the oldest Elm trees in the country. Hove's St Ann's Well Gardens and Stanmer Park are also popular.

Within easy reach, Borde Hill Gardens in Haywards Heath is a wonderful place to visit. In the springtime there are magnificent displays of early flowering magnolias, camellias, rhododendrons and azaleas. Summer brings the



glorious fragrance of hundreds of roses and colourful blooms. Autumn transforms the colours of the mature and award winning trees in its Grade II listed landscape. Warren Wood and Stephanie's Glad come alive with carpets of bluebells and wood anemones. Families enjoy the adventure playground and the numerous family events hosted throughout the year. Borde Hill House is an Elizabethan Tudor mansion built in 1598. It provides a fabulous backdrop for the formal seventeen acre garden which flows in a series of stunning garden rooms.

Wine lovers enjoy exploring the vineyards across the county who produce sparkling wine to rival champagne. Many visitors also head along the coast to Rye, Hastings and the beautiful Camber Sands. Helifly at Shoreham Airport organise helicopter tours over the area and trips to country houses for elegant lunches or afternoon tea.

The South Downs Devil's Dyke, just five miles north of Brighton, boasts stunning panoramas, a record breaking valley and a curious history. At nearly a mile long, the Dyke valley is the longest, deepest and widest 'dry valley' in the UK.

The medieval town of Rye is today home to a myriad of art, curiosities and cosy pubs and restaurants. Built on timeless tales and smuggled secrets, Rye offers charm and intrigue with nooks and crannies to explore and beautiful distant views across Romney Marsh. You will discover ancient, characterful buildings, cobbled streets and secret passages which attract film crews in search of historical settings for period productions. The Rye Castle Museum was originally a bottling factory and now boasts a unique 18th century fire engine as well as relics from the town's shipbuilding past. The Rye Harbour Nature Reserve has a wonderful network of criss crossing footpaths on the saltmarsh and shingle ridges with fabulous views across to Camber Sands and the cliffs of Hastings Country Park. It is a twitcher's paradise with five hides where you can watch the wildlife. You can take boat trips or lessons in windsurfing, dinghy sailing or paddleboarding from Rye Watersports. Camber Sands is a fabulous beach in the village of Camber. It is the only sand dune system in East Sussex, east of the estuary of the River Rother at Rye Bay, and stretches 3 miles to just beyond the Kent border.

Local Amenities

Nearest Airport	Gatwick Airport (45 km)
Nearest Town/City	Brighton (0 km)

Nearest Village	Kempton (0 km)
Nearest Restaurant	The Bristol Bar (0.5 km)
Nearest Supermarket	The Sussex Peasant mobile farm shop (0 km)
Nearest Golf	East Brighton Golf Club (1.6 km)
Nearest Beach	Brighton Seafronts (0.6 km)

What we love

- Kemptown Place is enjoys impressive contemporary interior design and superb furnishings. The house offers beauty, luxury and incredible style!
- The roof terrace is lovely. Although the beach and wonderful restaurants are close by, it is wonderful to have your own little private outdoor spot
- The snug goes down a treat when little ones want to chill out with a movie while you take over the living room!

What you should know...

- You are welcome to bring up to two pets to Kemptown Place though please keep them out of the bedrooms and off the luxury furnishings
- The house enjoys a roof terrace though no main garden
- Parking permits can be provided, subject to availability, for £4 per day. To ensure availability, please confirm if you would like permits at the time of booking, indicating a maximum of two cars and how many days you need the permits for. The house is in a location that requires a permit every day

Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: Check-in 4.00 p.m.
- Departure time: Check-out 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 2 nights.
- Changeover day: Friday.
- Pets welcome?: Yes. A maximum of 2 well-behaved dogs are allowed on a request basis. There will be an additional charge of £25 per dog per stay. Dog breeds must be stated at the time of booking.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.