

# MEDINA HOUSE

HOVE • SUSSEX





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A unique seafront complex with an exceptional contemporary home, a cottage, a professional recording studio and private parking for seven cars.

## Medina House

was completed in 2020 in fulfilment of a brief for an environmentally sustainable family home on the site of a Victorian ladies' bathhouse. Centred on a generous vaulted open-plan living area opening onto a sheltered south-facing walled courtyard garden, the accommodation provides:

- 5 bedrooms including principal suite with dressing room and snug
  - 3 bathrooms • shower room • cloakrooms
- open-plan sitting room / kitchen / dining room • study • office • library
  - music room • gym • sauna • wine store
- walled courtyard garden • sunken garden / orangery

## 3 Victoria Cottages

is an immediately adjoining cottage providing:

- 3 further bedrooms • reception room • kitchen • bathroom

## Medina Studio

is a self-contained building, previously the painting studio of artist Ida Verner (1850-1937) and largely rebuilt in 2011 to provide the best possible audio sonic environment and excellent audio isolation. It is fully air-conditioned and comprises:

- studio • control room • lounge/kitchen • comms room • cloakroom

In addition to private parking for several vehicles, there is also a canoe store.

Nearby additional accommodation separately available.



















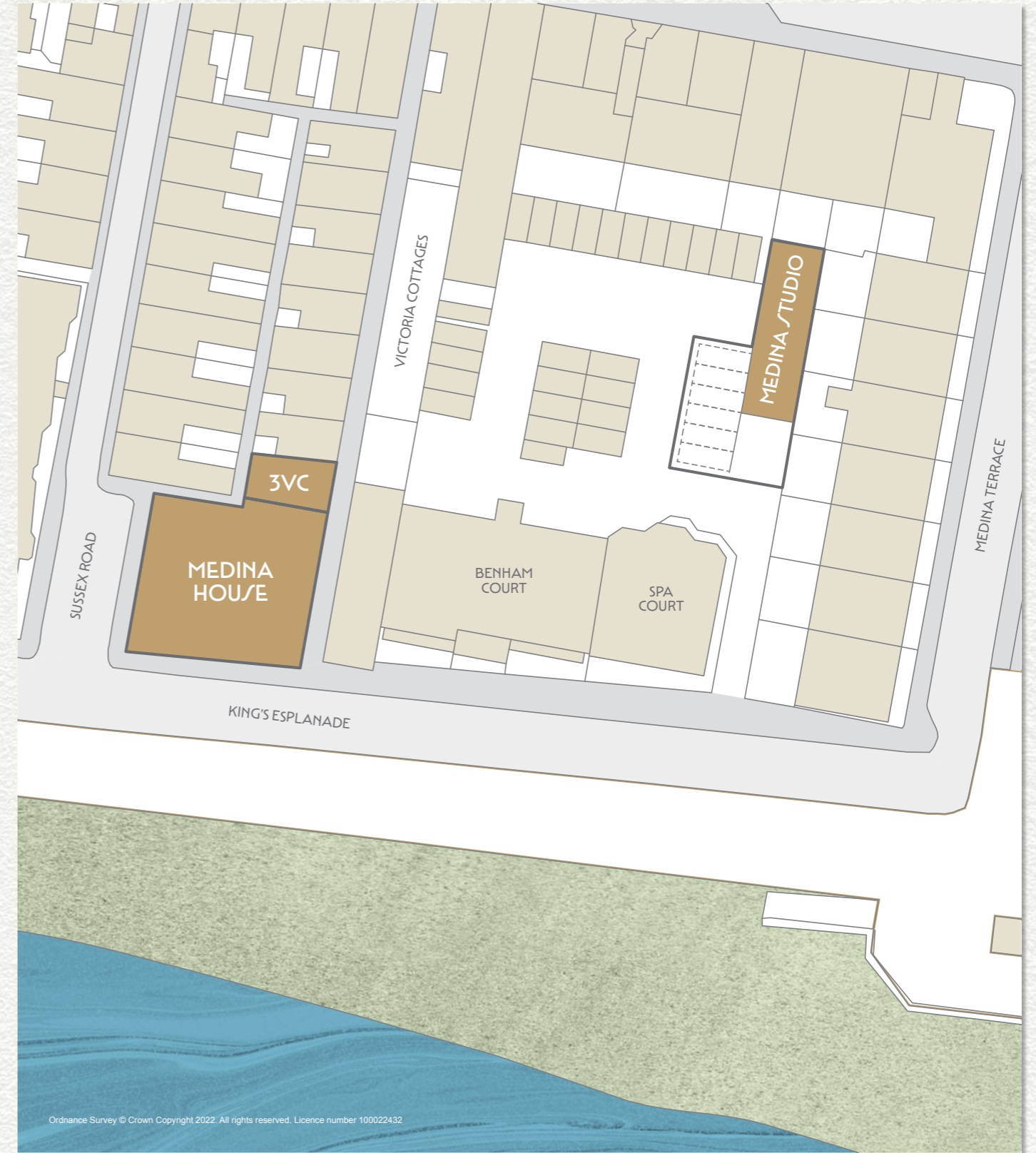
## Medina House Specification Summary

- architect: Keb Garavito Bruhn, Pilbrow & Partners
    - main contractors: Size Group London
  - project management: C D Morris & Associates
    - landscape gardening: Arabella Lennox-Boyd
      - interiors: Studio Ashby
  - bespoke exterior brickwork: Kolumba by Petersen Tegi
    - wireless network, Kef sound system & Apple TV installation by Tillman Domotics
- 
- Lutron lighting / Crestron controls
  - heating and cooling controlled by Heatmiser Neo app allowing individual room programming via discreetly located "neostats"
  - automatic mechanical ventilation in basement, gym, kitchen (above cooker), all bathrooms and cloakrooms
  - Ground Source Heat Pump installed
  - integral pumps boost water pressure throughout
  - underfloor heating boosted by automatically operated fan-assisted trench heaters
  - individually controlled air-conditioning units in wine store, kitchen pantry and gym
  - wine store humidifier designed to maintain 70% relative humidity
  - log-burning & gas-operated open fires
  - integral zoned intruder alarm system
  - fire alarm system with fire suppression
  - integral CCTV system with remote monitoring
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- remote-controlled door entry system with biometric fingerprint access





## SITE PLAN



# MEDINA HOUSE



GROUND FLOOR

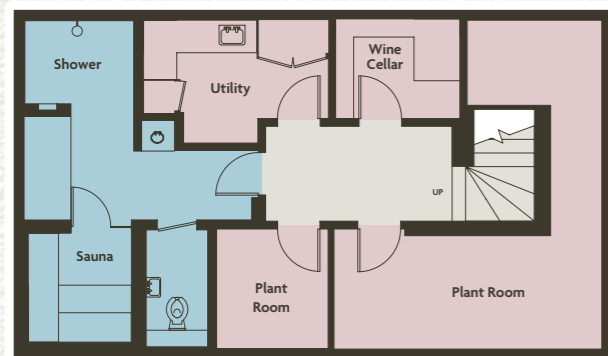


SECOND FLOOR

Approximate Gross Internal Area  
**6,284 sq ft / 584 sq m**  
 including under 1.5m and under eaves  
**6,255 sq ft / 581 sq m**  
 excluding under 1.5m and under eaves



FIRST FLOOR



BASEMENT



MEZZANINE

Energy Efficiency Rating	
Energy efficient - best saving costs	Current - Potential
92-100 <b>A</b>	73 75
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
49-54 <b>E</b>	
35-48 <b>F</b>	
2-34 <b>G</b>	

England & Wales

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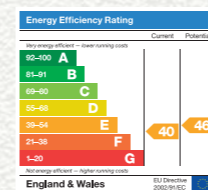


### 3 VICTORIA COTTAGES

Known locally as a "twitten" and dating from about 1830, Victoria Cottages is a narrow walkway between the thoroughfare of Kingsway and the seafront at Kings Esplanade. Number 3 immediately adjoins Medina House, providing convenient accommodation for staff or guests.

Comprehensively refurbished in 2020 including installation of a new kitchen and bathroom and replacement floor finishes, the centrally heated accommodation provides:

- 3 further bedrooms
- reception room
- kitchen
- bathroom
- attic



Approximate Gross Internal Area  
 1,097 sq ft / 102 sq m including under 1.5m and under eaves  
 901 sq ft / 901 sq m excluding under 1.5m and under eaves

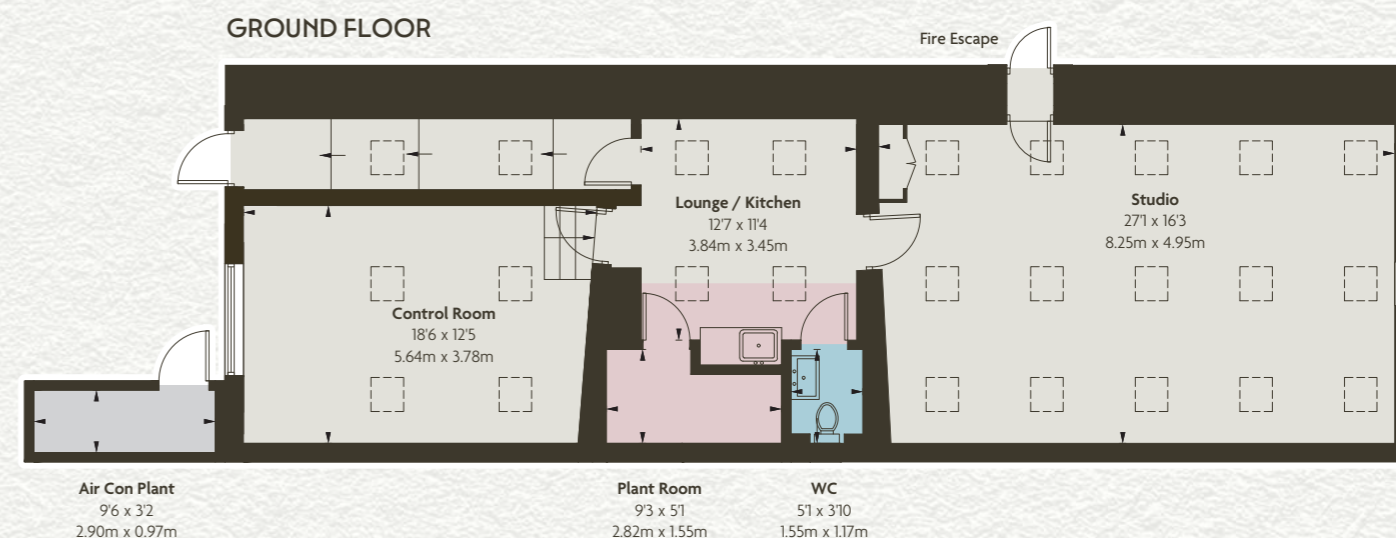


## MEDINA STUDIO

Originally constructed as a painting studio for Ida Verner (1850-1937) as an extension at the rear of her house at 1-2 Victoria Terrace, designed by Amon Wilds (1762-1833), now listed Grade II.

Rebuilt in 2011-12 retaining three existing exterior walls, with additional interior walls and a new roof with numerous skylights, designed to achieve acoustic separation.

- air-conditioned throughout, a/c and fresh air intake routing trunking is secreted within a roof tub, accessible externally for maintenance.
- lighting system is 12volt DC powered from custom transformers with dimmable circuits.
- humidifiers, power and audio distribution panels are situated throughout.
- integral state-of-the-art security, CCTV and door entry systems.
- solid timber herringbone parquet flooring throughout.
- private parking for several vehicles
- studio • control room • lounge/kitchen • plant room • cloakroom • canoe store



Approximate Gross Internal Area  
 1,018 sq ft / 94.6 sq m  
 excluding outbuilding  
 1,049 sq ft / 97.5 sq m  
 Including outbuilding



# PEREDS

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