

# 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

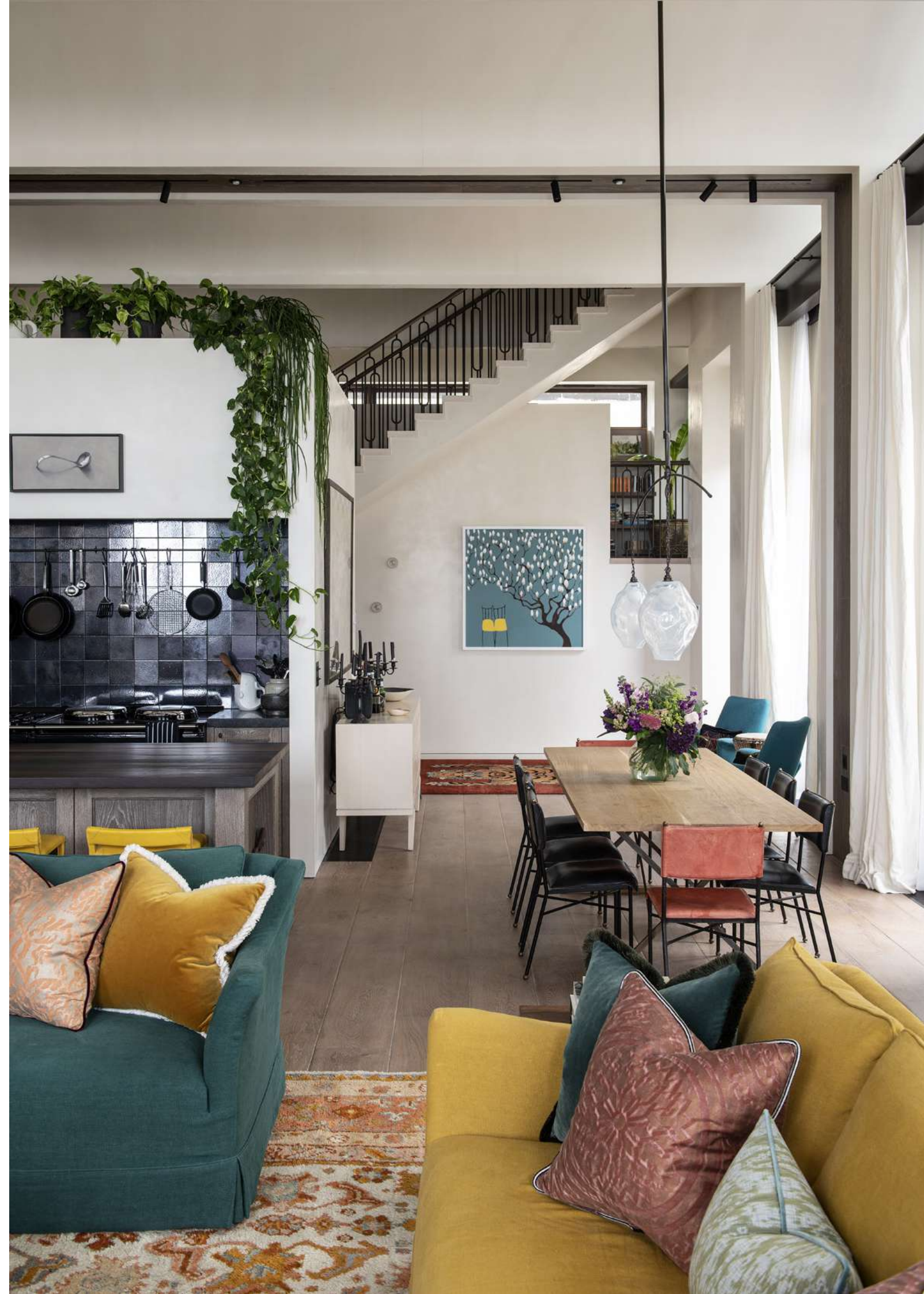
In addition to private parking for several vehicles, there is also a canoe store.

Nearby additional accommodation separately available.

















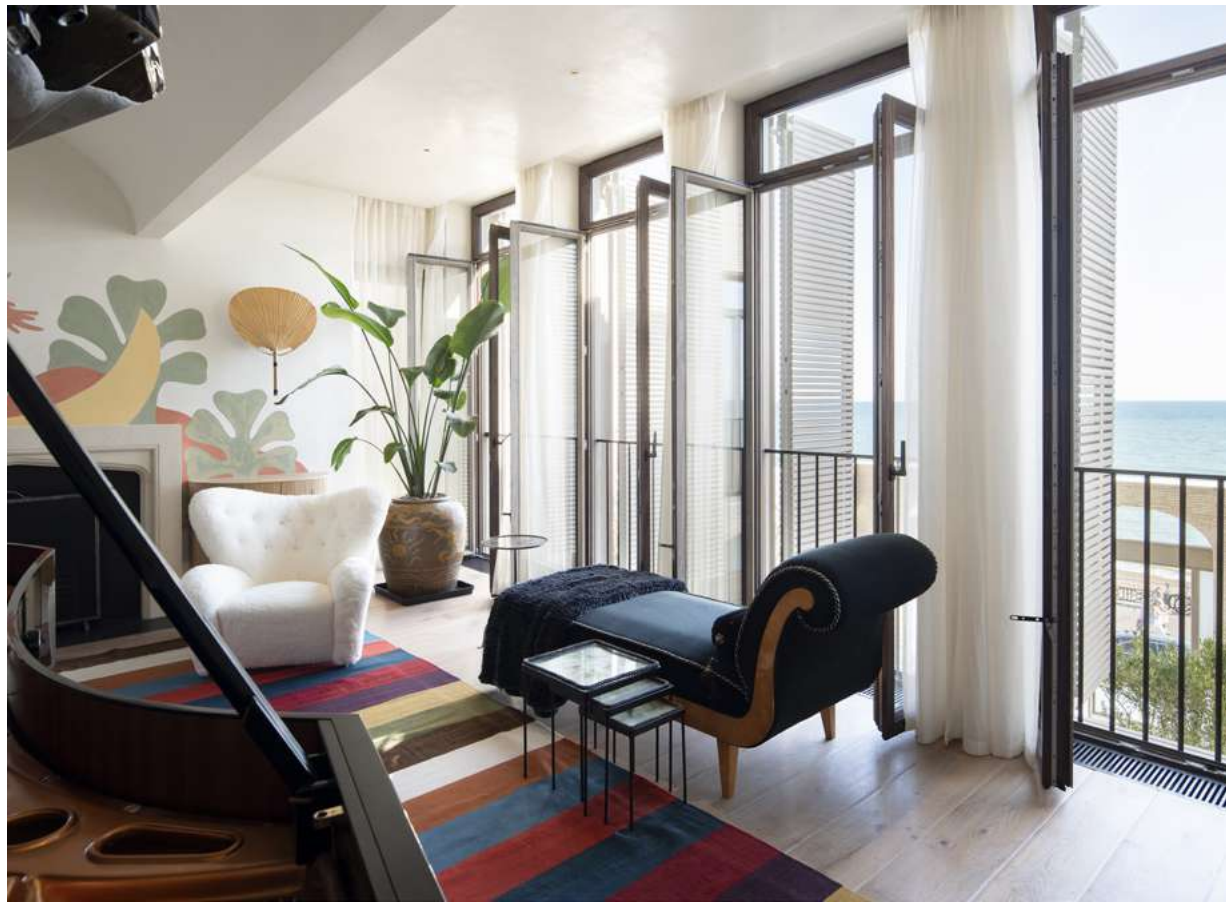
















## Medina House Specification Summary

- 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
- remote-controlled door entry system with biometric fingerprint access







SITE PLAN



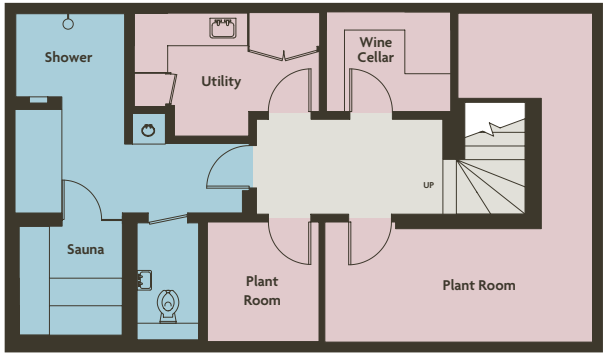
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MEDINA HOUSE



GROUND FLOOR



BASEMENT



MEZZANINE



SECOND FLOOR



FIRST FLOOR

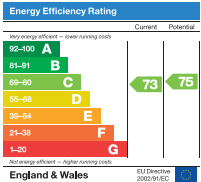
Approximate Gross Internal Area

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



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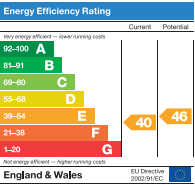
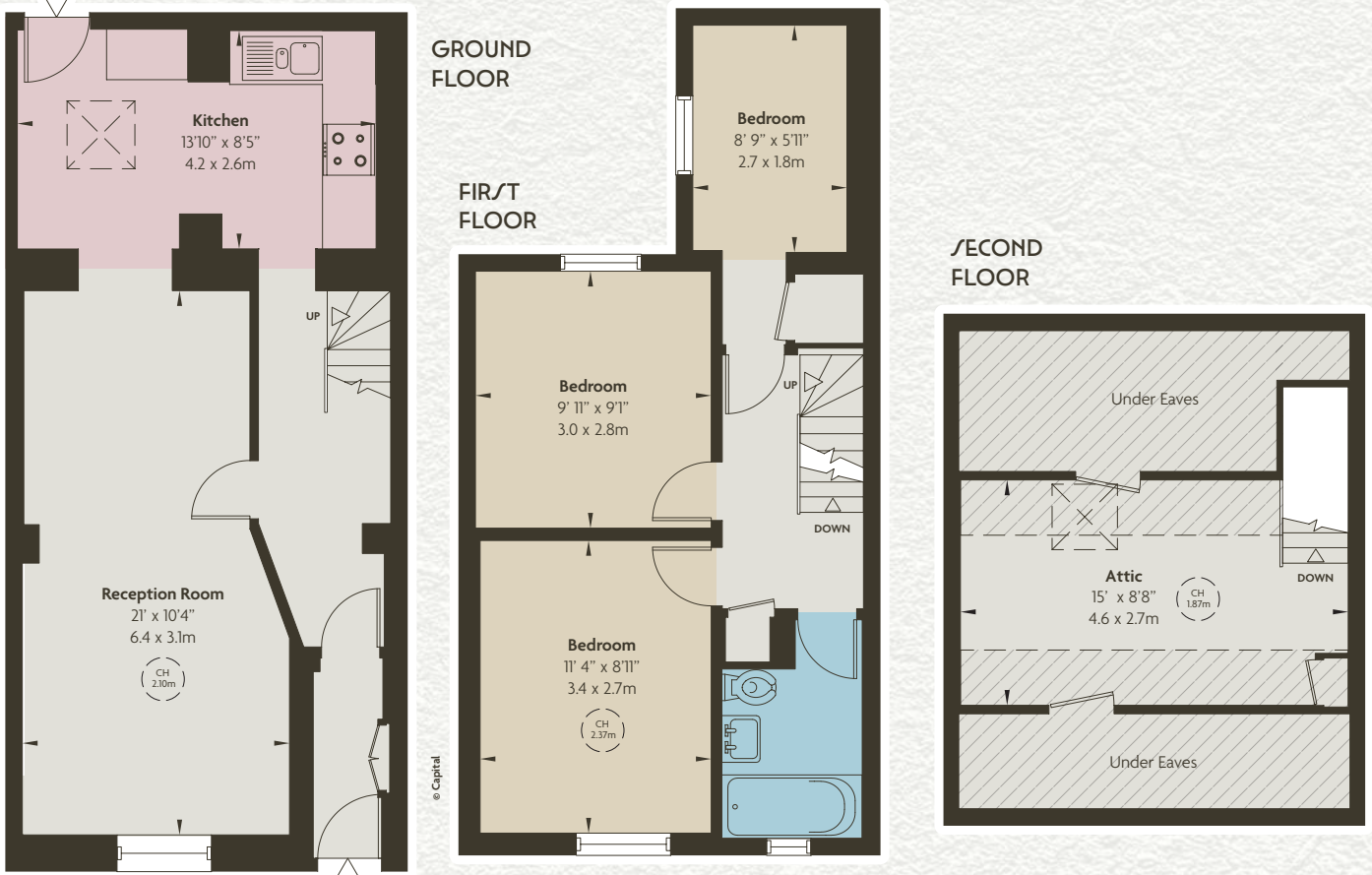


### 3 VICTORIA COTTAGES

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



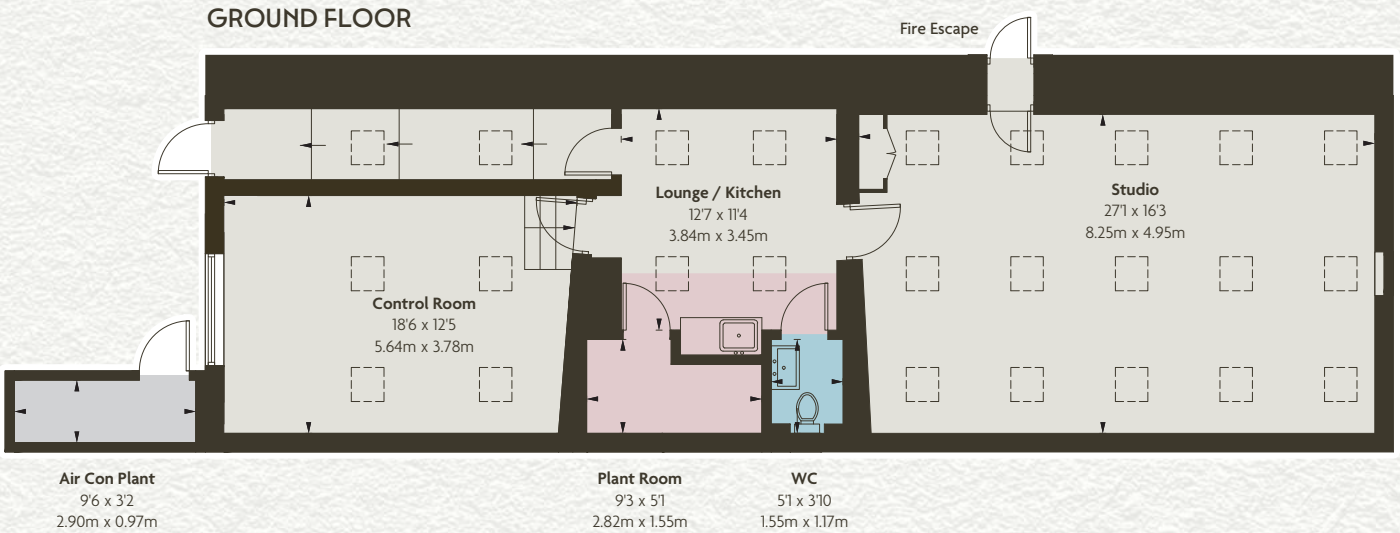


# MEDINA STUDIO

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, ale 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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PROPERTY CONSULTANTS

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