

LEXXTONS

AUTUMN/WINTER 2021

PROPERTY & LIFESTYLE MAGAZINE

A close-up portrait of actress Jodie Comer. She has long, straight, light brown hair and is looking slightly to the right of the camera with a neutral expression. She is wearing a bright pink, ruffled top and large, circular, pink beaded hoop earrings. The background is a plain, light grey color.

Jodie Comer

Chat with the
'Killing Eve'
actress

Brighton &
Hove's Finest
Properties

Cin Cin
Brighton's
Award-Winning
Italian restaurant
opens in London

Inspirational
Spaces
Tania Payne shares her
insights, inspiration
& top interior tips

LEXTONS

AUTUMN/WINTER 2021



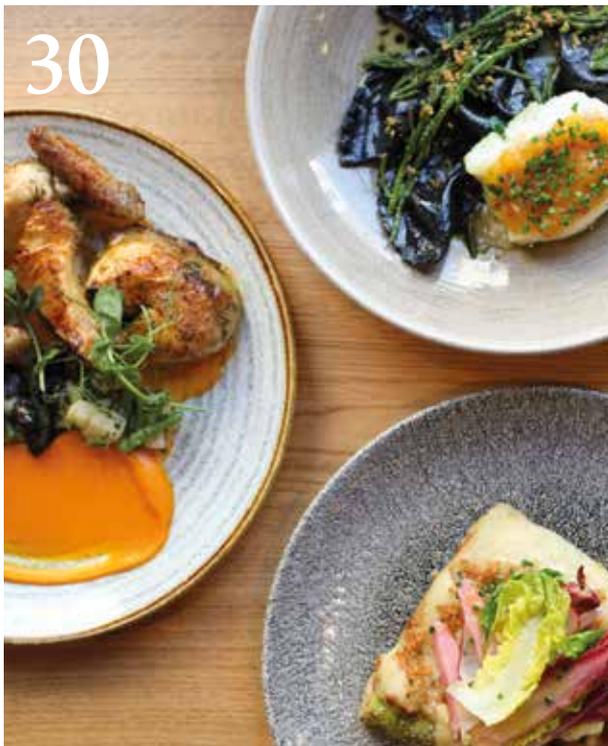
- 04 Meet The Team**
Oliver Lucraft
- 06 Meet The Team**
James Pepper
- 08 Sold Properties**
- 10 Meet The Team**
Claudia Romano
- 11 Meet The Team**
Simon Caplin
- 14 Meet The Team - Lettings**
Mary Kuchina and Sofia Camacho
- 16 Let Properties**

- 19 Market Comment**
Lettings
- 20 Jodie Comer**
Interview
- 24 Market Comment**
Sales
- 25 Market Comment**
Auctions
- 26 Stories from our Sellers**
- 30 Cin Cin**
Brighton's award-winning Italian restaurant opens in London



Want to be in our
next magazine?

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30

32 Inspirational Spaces

Tania Payne shares her insights,
inspiration & top interior tips

34 Sold Properties

36 9 Vines

Celebrating wines of the world

38 Park Life

Sarah Van-Loock looks at
the history of two of Brighton
& Hove's most popular
residential areas



36

40 Where to work out

Brighton and Hove's top 5 gyms

42 London Connection

Recommendations



40

Want to make a move
into this industry and
join Lextons?

careers@lextons.co.uk



MEET
THE
TEAM

Oliver *Lucraft*

Partner

As a Partner at Lextons, Oliver works closely with our clients, supporting them throughout the sales process. Here Oliver shares his insights of working in Brighton and in particular, the Preston Park area:

TELL US A LITTLE ABOUT YOUR EXPERIENCE OF MOVING TO BRIGHTON FROM LONDON

Having moved from London three years ago with a young family, I'm in a great position to talk to potential buyers and sellers with the experience of having made that move myself. I live in Hove with my wife and two daughters. If I'm not on appointments or with my family, I'll either be in the sea or on my bike in the Downs.

WHO ARE THE TYPICAL BUYERS IN PRESTON PARK?

At the moment, the typical buyer in Preston Park is a London couple or young family, moving down from the Capital. They're looking to make the most of not having to be in the office five days a week, and are keen for a lifestyle change, but with easy access back to London when needed.

TELL US SOMETHING UNUSUAL ABOUT PRESTON PARK

Preston Park Velodrome (located in the North East corner of the park) is the oldest cycle track in the country. It was built in 1877 and has been open for almost 150 years. It famously has a cricket ground in the middle!

WHAT ARE THE MOST SOUGHT-AFTER ROADS IN YOUR AREA?

The Golden Triangle roads are generally considered to be some of the nicest roads to live on in Brighton. Lextons currently holds the record sale price achieved in this area (at time of print), and

we expect this to continue rising. Access to London has always been a driving force behind the market in Preston Park as well as the great local schools.

WHAT ARE THE LATEST INTERIOR TRENDS YOU ARE SEEING?

Lots of colour is now fashionable as well as opulent wallpaper with jungle and plant prints. We're seeing lots of pinks and dare I say it, coloured bathroom suites are coming back into fashion!

WHAT ADVICE WOULD YOU WANT TO HEAR AS A SELLER?

I think the most important thing to know is that you have someone who will advocate for you throughout the process rather than someone who will open the door, show people around, and then leave you to it. I would want someone to manage the process for me and advise me up until the point when I hand over the keys.

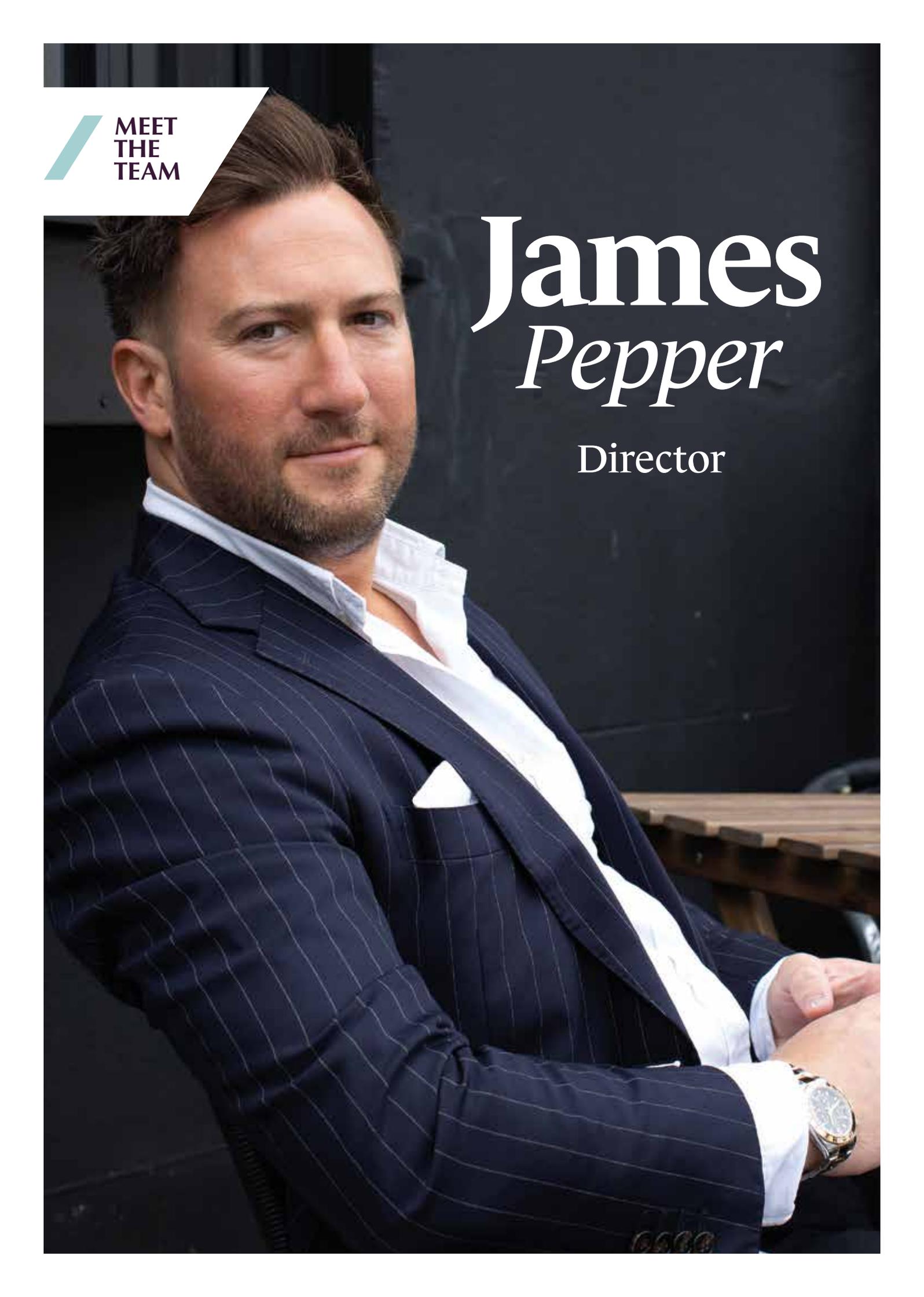
“ The Golden Triangle roads are generally considered to be some of the nicest roads to live on in Brighton. Lextons currently holds the record sale price achieved in this area (at time of print), and we expect this to continue rising. ”

WHAT DO YOUR CLIENTS ENJOY MOST ABOUT WORKING WITH YOU?

I try, as best I can, not to be an estate agent. The typical terrible suit and rubbish chat is not for me! When I work with clients, they get someone who advises them based on the situation, not based on how quickly their fee will be paid. I have stayed friends with several clients over the years, and that is just about the best accolade anyone can receive!

WHAT ARE YOUR FAVOURITE SPOTS FOR BREAKFAST, LUNCH AND DINNER?

For breakfast, I enjoy a coffee and a pastry at 44 Poets round the corner from my home. In between appointments, I'd opt for a Smorl's falafel wrap from the Open Market, or a sandwich from Ricci's deli in Seven Dials. Then for dinner, I love to go to Food for Friends in The Lanes. ✕

A man with a beard and short brown hair, wearing a dark blue pinstriped suit jacket over a white shirt, is sitting at a wooden table. He is looking slightly to the right of the camera with a neutral expression. The background is dark and out of focus.

MEET
THE
TEAM

James *Pepper*

Director

As a Sales Director, James has in-depth knowledge of the Brighton property market. We talked to him about his life and work in the area:

WHEN DID YOU MOVE TO THE AREA?

I started working in Brighton & Hove back in 2017 after running several offices for London's biggest estate agent for nearly a decade. At first, I was still commuting down from London but very quickly decided to move here along with my family and have never looked back.

HOW IMPORTANT IS LOCAL KNOWLEDGE WHEN SELLING A FLAT OR HOUSE?

It's so important! It's vital to work with a leading agent, with proven success who can expose your home or investment to the right bracket of perspective purchasers. But this is just the beginning. Once the agent creates the desired interest, they must engage all interested parties to explain why it's such a fantastic home. Only then will you as the seller find the best quality buyer and achieve the best possible price.

WHAT IS THE ONE PIECE OF ADVICE YOU WOULD GIVE TO BUYERS?

Good property gets snapped up quickly here, especially in recent times. So, although the online portals are great tools for finding new instructions, there really is no substitute for getting in touch with your local agents so they can keep you informed of those hidden gems before they hit the web. Remember, if you find something that you love, the chances are that someone else will love it too, so be ready to pounce!

WHICH ARE THE MOST SOUGHT-AFTER ROADS IN YOUR AREA?

Within my geographical area, there are many different patches that are sought after for buyers seeking different requirements. Anything in Seven Dials is always very popular. The Hanover area tends to get a lot of interest with young families and Londoners moving here. Kemp Town is favoured by those

seeking a central location close to the waterfront. Meanwhile, Clifton Village is just a lovely place to live and attracts some very impressive prices.

TELL US SOMETHING UNUSUAL ABOUT BRIGHTON

Many actors, musicians and other public figures have lived in Brighton and walking around you may recognise some famous faces! Brighton's creative vibe has always attracted artists, actors and musicians, with Sir Paul McCartney, Nick Cave, Adele, Noel Gallagher, Fat Boy Slim, and Hollywood actress Cate Blanchett all having owned homes in Brighton. Speaking about Brighton, Cate Blanchett is quoted as saying, "I miss Brighton enormously, enormously. There is so much I miss, including rain. I miss the verdant countryside."

“ Remember, if you find something that you love, the chances are that someone else will love it too, so be ready to pounce! ”

WHO ARE THE TYPICAL BUYERS IN BRIGHTON?

Thanks to its cosmopolitan nature, Brighton is sometimes referred to as 'London by Sea'. As more and more people begin to work from home, Brighton has become increasingly popular with Londoners looking for a lifestyle choice or simply those looking for a second home.

WHAT ARE YOUR FAVOURITE SPOTS FOR BREAKFAST, LUNCH AND DINNER?

There really are some great spots here in Brighton and Hove for eating out. There is almost too many to choose from but if I really had to, I would say Six on Western Road for breakfast, The Ivy for lunch and The Coal Shed for dinner.

WHAT DO YOUR CLIENTS ENJOY MOST ABOUT WORKING WITH YOU?

When I first meet new clients, I explain that working with me will be much more of a partnership than perhaps they have been used to with other agents. I always outline the process and explain what to expect at every step of the way. My clients never have to ask something twice or be left wondering what's going on. They often remark on the duty of care that I provide and have the confidence that I'm always looking after their best interests. ✕



SOLD

£1,250,000

Windlesham Road

5 BEDROOMS, 2 BATHROOMS, 4 RECEPTIONS



SOLD

£800,000

Hampton Place

4 BEDROOMS, 2 BATHROOMS, 2 RECEPTIONS



SOLD

£700,000

Hythe Road

5 BEDROOMS 2 BATHROOMS, 2 RECEPTIONS



SOLD

£850,000

Waldegrave Road

4 BEDROOMS, 1 BATHROOM, 2 RECEPTIONS



SOLD

£1,350,000

Sackville Gardens

3 BEDROOMS, 2 BATHROOMS, 2 RECEPTIONS

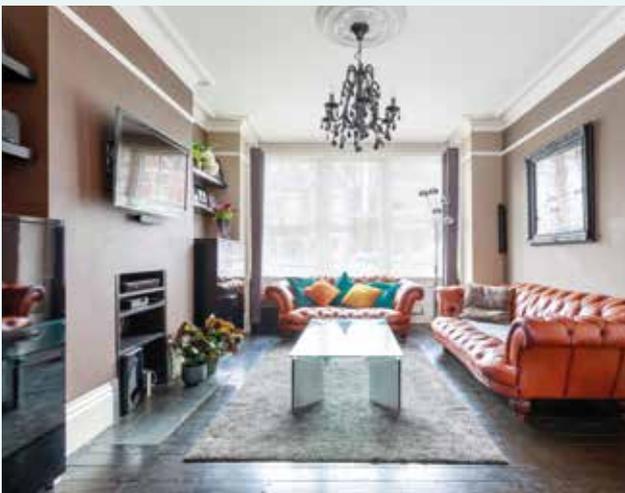


SOLD

£1,250,000

Ranelagh Villas

5 BEDROOMS, 2 BATHROOMS, 2 RECEPTIONS



SOLD

£1,000,000

Cissbury Road

6 BEDROOMS, 2 BATHROOMS, 3 RECEPTIONS



SOLD

£450,000

Beaconsfield Villas

2 BEDROOM, 1 BATHROOM, 1 RECEPTION



MEET
THE
TEAM



Claudia
Romano

Partner



Having worked in the vibrant and fast-paced property market of Kensington and Chelsea, Claudia decided to make the move to Brighton and Hove where she has worked in agency for the last 12 years. Here she tells us about life in this special place.

YOU KNOW YOU'RE IN HOVE WHEN...

You meet up with friends for a walk along the promenade, a Marrocco's ice-cream, followed by a glass of fizz in Rockwater.

WHAT IS THE ONE PIECE OF ADVICE YOU WOULD GIVE TO BUYERS?

You've got to be in it to win it! Faced with a competitive and fast-moving market, it's important to be prepared. You need to be in a position to go shopping – as I like to say. That could mean having your property under offer to having all your finances ready and in place. Many would-be buyers try to find before they are ready and sadly end up losing out.

WHAT ARE THE MOST SOUGHT-AFTER ROADS IN YOUR AREA?

The whole area is popular as Hove is such a great place to live. There's an array of things to do and see with a wonderful, bustling cafe culture and a zest for outdoor living. I particularly love the roads south of New Church Road as they are seconds from the sea but peaceful at the same time.

HOW IMPORTANT IS LOCAL KNOWLEDGE WHEN SELLING A PROPERTY IN HOVE?

Local knowledge is paramount as the vast majority of buyers are not local. With both London and international clients moving to the area, it is vital to have an agent with local know-how to advise on all aspects of their search such as areas, schools, and where to get the best coffee!

TELL US SOMETHING SPECIAL ABOUT HOVE

Every day feels as if you are on holiday with the seafront, parks and the South Downs all close and easily accessible. No long car journeys needed.

WHO ARE THE TYPICAL BUYERS IN HOVE?

Our typical buyers are families and young professionals. There is a vast choice of both primary and secondary schools in the area making this a very appealing spot to be in. Central Hove with its wide boulevards offers superb apartments and a great selection of cafés, bars and eateries.

“ I strive to deliver a seamless customer journey. I always treat others how I would want to be treated and how I'd want my mum to be treated. ”

WHAT ARE YOUR FAVOURITE SPOTS FOR BREAKFAST, LUNCH AND DINNER?

For breakfast, I love Richard's on Church Road. It's a fancy café that reminds me of my Notting Hill brunch days. Lunch would usually be on the go and the guys at Good Stock Deli on Church Road are massively accommodating and their wraps are delicious. As I love seafood, dinner would be The Regency on the seafront. I have a

particular penchant for grilled skate with capers and a large glass of Pinot Grigio!

HOW DO YOU UNWIND AFTER A BUSY DAY?

As I spend the majority of my day talking on the phone or in person, I enjoy being quiet in the evening. A nice meal, a glass of wine and a good crime thriller on TV is the perfect way to unwind.

WHAT DO YOUR CLIENTS ENJOY MOST ABOUT WORKING WITH YOU?

I would say my drive, commitment, sincerity and honesty when it comes to assisting both sellers and buyers. Word of mouth and Google reviews go a long way, so I strive to deliver a seamless customer journey. I always treat others how I would want to be treated and how I'd want my mum to be treated. ✕

MEET
THE
TEAM

LEX

AUC

We have

Simon *Caplin*

Auctions Director

Simon heads up the Lextons auction department. Here he shares his insights on the auction process:

HOW MANY AUCTIONS HAVE YOU COMPLETED THROUGHOUT YOUR CAREER?

Far too many to remember but it's been a lot!

WHY DO PEOPLE CHOOSE THE AUCTION ROUTE?

People opt to sell at auction to gain speed, certainty and transparency. Our purchasers are almost always chain, survey and mortgage free as they buy with cash funds whilst our sellers are always at the end of the chain.

WHAT IS THE DIFFERENCE BETWEEN 'FOR SALE BY MODERN METHOD OF AUCTION', AND THE TYPE OF AUCTION THAT YOU CONDUCT?

We like to say that we're 'proper' auctioneers. That's because we hold an actual public auction on a given date and when my gavel falls, the sale is immediately legally binding with contracts exchanged there and then.

In contrast, some online platforms used by estate agents merely set a bidding date simply to agree a purchase price. This does not allow for a binding contract to be established. Instead, the non-auction, private treaty method of sale takes over which can create confusion and uncertainty for both buyers and sellers.

WHO IS YOUR TYPICAL CLIENT?

Our auction client base is very diverse – it can be anyone with a property to sell ranging from a single garage to a multi-million-pound investment building.

HOW LONG DOES IT TYPICALLY TAKE TO AUCTION A PROPERTY?

It can often be as quick as four weeks.

ARE AUCTIONS REALLY LIKE HOMES UNDER THE HAMMER, OR IS THAT JUST THE VERSION SEEN ON TV?

They are actually very similar; however, our auctions are not quite as hectic as shown on TV!



“ when my gavel falls, the sale is immediately legally binding with contracts exchanged there and then. ”

HOW DID LEXTONS FIRST LIVE AUCTION GO?

Very well indeed with just over £2m of property being sold at a success rate of 89%! In a full room that was

boiling over with anticipation of a first live auction in almost 2 years, some the final selling prices exceeded expectation and more importantly the reserve amounts by as much as 15%, proving once again that the auction room really is the only place that is able to provide for the perfect transaction.

WHAT ADVICE WOULD YOU GIVE TO SOMEONE WHO WANTS TO BUY AN AUCTION PROPERTY?

To take advantage of a very secure, trusted, and guaranteed process that eliminates all the uncertainties such as the sellers changing their mind and deciding not to sell, being gazumped, and thereafter being left with varying abortive costs to pay. With a fully prepared legal pack available, all due diligence can be undertaken comfortably before the auction and approved by a solicitor. As soon as the 'hammer comes down' a legally binding contract is immediately binding with completion taking place just 28 days later. X



MEET
THE
TEAM



Mary & Sofia
Kuchina Camacho

Lettings

Sofia and Mary are part of our Lettings team. Sofia moved to the area three years ago while Mary has lived in Brighton since she was young. We asked them to share a little about their experiences of living and working in Brighton.

WHY IS BRIGHTON & HOVE SUCH A SPECIAL PLACE TO LIVE?

Sofia: There is always somewhere fun to go and something exciting to do. You have the city entertainment and buzz if you want it, but you also have the peace and calmness of the seaside when you need a break. There is a real sense of community around here which you will feel a part of even if you were not raised here.

Mary: The city has always been special and a great area to live in. The array of coffee shops, restaurants and outdoor activities is endless and all right on your doorstep! You have a mix of a busy environment through The Lanes and Churchill Square, plus a variety of great parks and beaches where you can unwind.

WHAT IS THE ONE PIECE OF ADVICE YOU WOULD GIVE TO LANDLORDS?

Sofia: Keep your properties up to date. It's amazing what new carpets or a lick of paint can do! Whenever we market a property, we ask ourselves, would we want to live here? If the answer is no, we'll give you advice on what to do to attract the best possible tenant.

Mary: The quality and suitability of the tenant is paramount. We'll only rent your property to a tenant we would consider renting our own home to.

WHY DO LANDLORDS CHOOSE TO USE YOUR SERVICES?

Sofia: We provide a personal approach when

dealing with our landlords and tenants. We don't move someone in just to fill the property, instead we understand the importance of finding the right tenant for the property. We do all the work for you, from the day we value the property, to marketing it, right through to letting the property and managing it whilst communicating with all parties every step of the way.

Mary: We offer honest and straight-talking advice throughout the whole process to make the tenancy as easy as possible for you from start to finish. You won't have to chase us for any updates or wait to hear from us as we will always contact you first and take pride in offering a bespoke service.

“ Whenever we market a property, we ask ourselves, would we want to live here? If the answer is no, we'll give you advice on what to do to attract the best possible tenant. ”

DESCRIBE A TYPICAL DAY IN THE OFFICE

Sofia: I always start my day working through the enquiries and getting everyone booked in for viewings. Next, marketing! The rest of the day is usually a mix of processing move ins and handling maintenance issues (with contractors that is, I'm afraid I don't go out with my toolbox!).

Mary: The day begins with checking through all emails and new enquiries. Then I'll go out and meet people at viewings.

WHERE DO YOU GO TO UNWIND AT THE END OF A BUSY DAY?

Sofia: The pub of course! I love heading down to the Poets Corner area. There are some great pubs around there, especially during the summer.

Mary: I love going to the gym after a long busy day and enjoy finishing with a relaxing time in the sauna. I also enjoy going out for dinner and drinks with friends and family and having a cheeky cocktail. ✕



LET

£1,500 PCM

Compton Road

2 BEDROOMS, 1 BATHROOM, 1 RECEPTION



LET

£1,500 PCM

The Drive

2 BEDROOMS, 1 BATHROOM, 1 RECEPTION



LET

£6,000 PCM

Wilbury Avenue

6 BEDROOMS, 3 BATHROOMS, 2 RECEPTIONS



LET

£1,895 PCM

Denmark Villas

3 BEDROOMS, 2 BATHROOMS, 2 RECEPTIONS



LET

£3,900 PCM

Hartington Villas

4 BEDROOMS, 3 BATHROOMS 2 RECEPTIONS



LET

£1,800 PCM

Old College House

2 BEDROOMS 2 BATHROOMS 1 RECEPTION



What is next for the lettings market?

Despite the uncertainties raised during the Coronavirus pandemic, the rental market in Brighton & Hove has remained strong throughout 2021. Our lettings department has had an overwhelmingly positive year so far, with demand both from locals and from Londoners looking to make the move to the South Coast.

WELCOMING THE WORK FROM HOME CULTURE

As office workers across the UK begin returning to the office, many businesses are still allowing staff to work from home, for all or part of the week. As a result, moving out of London is now more achievable than ever for professionals seeking a better work-life balance in Brighton & Hove.

HELPING LONDONERS MAKE THE MOVE TO BRIGHTON & HOVE

We're continuing to see many Londoners looking for rental properties in the area. Our longstanding relationships with London estate agencies mean we're well placed to advise their clients on the best areas to move to. While most are seeking a change in lifestyle, with better access to the coast and countryside, they still want to enjoy the 'London vibe' that so many areas of Brighton & Hove offer.

We expect this trend to continue and look forward to helping more Londoners find their ideal rental properties here – either as a long-term let or while they search for their forever property.

INCREASE IN RENTING ACROSS ALL PROPERTY TYPES

While our sales and auction departments have seen a huge increase in demand over the past 12

months, not everyone is looking to buy straightaway. Those planning a major lifestyle change often prefer to take a cautious approach where renting for a year or two becomes the most sensible option. Meanwhile others are seeing renting as a long-term choice that gives them more flexibility. These shifting trends mean we're seeing a rise in the need for a more diverse range of rental properties as families

and existing property owners look to rent. This has led to high demand across all of the rental market – whether it's a studio flat to be used as a second home, or a 6-bedroom townhouse for a large family.

INTERNATIONAL CLIENTS

Despite travel restrictions, we've continued to experience high demand from people looking to relocate from abroad. For this market, Brighton & Hove is often the best option, giving

easy access to London but without being too close to the capital. Our corporate relocation department is currently working with several companies who are looking for longer term lets of up to three years.

As we move into 2022, the demand for rental property is expected to remain high which is great news for landlords. It also means we're constantly looking for more high-quality rental properties to match with our growing database of applicants. ✕

“...we're seeing a rise in the need for a more diverse range of rental properties”

If you're interested in renting your property, get in touch to find out more and ask about our three months free management offer.

Call us on 01273 56 77 66

or email lettings@lextons.co.uk

AN INTERVIEW WITH...

Jodie Comer



Great chat with the 'Killing Eve' actress - who was recently nominated at the Bafta TV Awards 2021 - on what she loves about playing her character Villanelle, working with co-star Sandra Oh, whether she could see Villanelle as a Bond villain and more...



“ there’s just like a really strong connection. And I feel like I felt that with Sandra the moment I auditioned with her. ”

CONGRATULATIONS ON YOUR RECENT BAFTA TV NOMINATION.

JODIE COMER: Thank you.

WHAT WERE YOU EXCITED TO LEARN ABOUT VILLANELLE IN SERIES THREE?

JODIE COMER: I think, for me, what becomes more important as this show continues, is to move the character forward. Because I think there’s a

tendency to want to keep the things that everybody loves and has been a huge success and repeat them because they’re working. But, you know, the more you do that, the more predictable it becomes and the more mundane. So, for me, this idea of exploring her background, not to necessarily provoke sympathy towards her but just to try and understand her a little bit better was really exciting to me. I like it when they put her in a situation she’s never been in before. And that situation was very unfamiliar. So yeah, that was exciting.

HAVING PLAYED THE ROLE FOR A WHILE NOW DO YOU FEEL EMPOWERED TO COLLABORATE WITH THE WRITERS?

JODIE COMER: Definitely. I think that’s why I’m most grateful for this show and this production because they’ve really enabled me to find my voice in that way, by inviting me into that space and sitting at a table with the writers and explaining to them what I don’t think is necessarily working or what I really like. And being able to throw my ideas about in that space and realise that they’re not all bad! [laughs]

CAN YOU TALK ABOUT WORKING WITH SANDRA OH – HOW HAS THAT ELEVATED THE EXPERIENCE OF MAKING ‘KILLING EVE’ FOR YOU?

JODIE COMER: What’s incredible is sometimes you get to set and you can act with people and it can work well and it can be great and then sometimes, like a handful of times, you can meet someone and there’s so much that goes unsaid, there’s just like a really strong connection. And I feel like I felt that with Sandra the moment I auditioned with her. It was the same with Kim Bodnia in the series where we introduced Villanelle’s mother. Those relationships where you don’t have to say an awful lot and we don’t actually see each other an awful lot when we’re off set but then when we’re on set and doing the material, it’s all kind of fizzing away. She’s been incredible to me, if you think of where this show started. I remember her and Phoebe [Waller-Bridge] were like, ‘This show could be kind of a big thing!’ It’s like, ‘We’re just warning you so you can prepare yourself.’ So she’s always kind of put her arm around me in that way. So yeah, I’m interested to see where series four goes.

DO YOU HAVE A SHORTHAND IN THE WAY YOU WORK TOGETHER NOW?

JODIE COMER: It definitely does. Like the ballroom scene in season three, that was a huge moment for them. And when we were figuring out the dance and the physicality and it all kind of like fell together like a puzzle. It was also probably the closest, you had the bus scene, but this was the most physical they’ve been with each other, which was really beautiful and it wasn’t like we had to really think about it, it just was. You just feel it. When I prepare, I like to know what I’m doing, learn my lines etc. and then very much surrender on the day and see what the other person is giving me.

HOW DIFFICULT IS IT STRIKING THAT BALANCE BETWEEN COMEDY AND DRAMA?

JODIE COMER: I think what I’ve learnt – the hard way [laughs] – is the moment you try and play comedy, it’s not funny. You know what I mean? It’s trying not to think of it from the outside in and just think of the character, think of the dialogue. And it’s about being a little bit fearless with it.

YOU GOT TO COLLABORATE WITH STEPHEN GRAHAM RECENTLY ON CHANNEL 4’S ‘HELP’. TELL US ABOUT THAT EXPERIENCE?

JODIE COMER: Yeah, it was amazing because Stephen introduced me to my agent and then ever since then we’ve been like, ‘Jade, please find something for us to do.’ And she’s like, ‘I am I am but there’s nothing out there...’ And then I very embarrassingly slid into Jack Thorne’s DMs when I was on Twitter and I told him that I wanted to work with him, just straight up. He’s incredible. So I did that. And then simultaneously, without even knowing, like it must have been around that time, Stephen had got in touch with Jack and was like, ‘Jack, will you write something for

me and Jodie?’ [laughs] And then it just became this thing. We got together and we did a couple of workshops about what this piece could be and then we found a director in Marc Munden and yeah, we filmed it earlier this year in Liverpool. It’s called ‘Help’ and it’s a film for Channel 4. And it was incredible getting to work with him again. I worked with him one day originally and then just being with him on a set like that was amazing. He’s such a good fella. I love him.

WHAT IS YOUR DREAM ROLE?

JODIE COMER: I feel like I don’t necessarily have a dream role. I feel like what I’d like to continue is trusting my instincts. I feel like when you find yourself in a good position and things are going well and you’re considered successful there are so many opportunities that can come your way that

“ I feel like I don’t necessarily have a dream role. I feel like what I’d like to continue is trusting my instincts. ”



may not necessarily ring true to you but could bring you whatever it may be. So I think for me it's actually to just continue working with people who I truly admire and want to learn from. It's like you read something and you're like, 'I've got to do it.'

WHAT ADVICE WOULD YOU GIVE TO YOUNG, FEMALE ACTORS?

JODIE COMER: Keep your head down, focus on what you're doing but don't expect it to all be here tomorrow.

WHAT WILL YOU MISS THE MOST ABOUT PLAYING VILLANELLE WHEN IT COMES TO THE FINAL SEASON?

JODIE COMER: Oh gosh, don't say that out loud! [laughs] I've just had so much fun and I've learnt on this job that as long as there is a truth in what you are saying, acting can be big and can be bold and it can be in your face and it can be a bit ugly and it can be all of these different things, like not everything has to be super subtle. I guess just to be a little bit more daring, there's no need to feel silly about what it is you may want them to do. I've just

had so much fun. I've been in such strange funny situations and have met some amazing, amazing people. So yeah, I think that's what I'll miss the most.

WHAT HAVE YOU BEEN WATCHING ON TV THIS YEAR?

JODIE COMER: 'Normal People', 'I May Destroy You', 'I Hate Suzie'... every show in this category has got me through. I'm also obsessed now with 'Call My Agent' on Netflix. That's something that I'm really enjoying as well. But no, it was an incredible year for television.

FINALLY, SEEING AS PHOEBE HAS WORKED ON BOND, DON'T YOU THINK VILLANELLE WOULD MAKE A GOOD BOND VILLAIN?

JODIE COMER: Ooh that would be a crossover – I don't know if Villanelle would allow it! [laughs] If Phoebe Waller-Bridge is doing another film and wants to write that in, be my guest, I will do anything for that woman, hands down. But yeah, I'm excited to see that. That's like a backlog of about a million films. We'll be spoilt for choice! ✕



Momentum set to continue for property sales market

2021 brought with it incredible market conditions for the property sector. We've seen a huge lack of supply while demand has soared higher than ever. This has created a buoyant sellers' market with record sale prices being achieved. As we move into 2022, we expect this trend to continue as demand for property in Brighton & Hove continues to outstrip supply.

CHANGING LIFESTYLES

Every year more people want to move into Brighton & Hove but since the relaxing of the lockdown in 2020, we've seen unprecedented numbers looking for a complete lifestyle change.

With increased flexibility in options to work from home, many young families and city professionals are looking to work from home by the sea. The natural consequence is that properties have sold for over the asking price as people rush to find properties with gardens and space for home offices. Reflecting this, the Office for National Statistics (ONS) reported that average house prices increased by 8.9% year-on-year to April 2021 - the highest annual growth rate seen since August 2007.

THE QUEST FOR OUTDOOR SPACE

As we all learnt in 2020, outdoor space is vitally important for physical and mental health, and this has led to a huge appetite for gardens and outdoor space. Many buyers are looking to move to a property with a larger garden or to move from an apartment to a home with outside space. In addition, there has been huge demand for more internal space as buyers seek to create home offices or home gyms.

BUILDING A PROPERTY PORTFOLIO

With holidays cancelled and overseas travel restricted in 2020 and 2021, we've seen increased demand here for second homes. We're also seeing a dramatic increase from buy-to-let investors and

Airbnb owners looking to add to their portfolio.

STAMP DUTY HOLIDAY UPDATE

The stamp duty holiday meant that many buyers rushed to complete a property purchase before the end of June and then again before the end of September when the tax holiday was extended. Although this contributed to the rise in demand, we also saw delays in transactions as every solicitor, lender, broker and surveyor battled to keep up. Now that the stamp duty holiday has come to an end, we expect to see completion periods gradually return to normal. The situation highlighted the importance of using a reputable local provider for these services and this has proven even more prudent during recent market conditions.

LOOKING TO THE FUTURE

We did expect that after the initial rush of Londoners moving here and following the stamp duty holiday, the market would start to cool. However, there seems to be no sign of this. Demand continues to outstrip supply and the appetite for attractive houses within Brighton & Hove is just as high as ever.

At a national level, we'd expect this fantastic sellers' market begin to correct itself. But while Brighton & Hove is not completely immune to all that goes on in the UK property market, it does tend to have its own microclimate. There are always more people looking to move to the area with only a limited amount of housing. So here at least, we expect the buoyant sales market to continue into 2022. ✕

If you're thinking of selling a property in Brighton & Hove, there's never been a better time. For your free valuation, call us on **01273 567766** or email info@laxtons.co.uk



The auction market: Our predictions for 2022

Unsurprisingly, restrictions caused by the pandemic affected the auctions market for over 18 months. But things are looking incredibly positive for the year ahead as we end 2021 on a high.

We returned to the auction room during September and November for our first auctions since the lockdown of March 2020. After such a long wait, we anticipated that interest would be high and were absolutely delighted with the results that each auction achieved. The two auctions provided a combined sale success rate of 189% out of 200%.

LOOKING AHEAD

The final selling prices we achieved at auction in the latter part of 2021 far exceeded expectations. Indeed, some of the final selling prices beat the reserve amounts by up to 15%.

Looking ahead, we expect the auction market to continue to achieve prices above market value throughout 2022. The financial advantages coupled with the opportunity to achieve speedy sales is sure to appeal to many sellers, including those considering selling at auction for the first time. And for buyers, the certainty offered in the auction room makes buying at auction an attractive option. We therefore expect to see huge interest from both buyers and sellers in the auction market over the forthcoming year.

Lextons' reputation means we continue to attract high-quality buyers to the auction room. Our purchasers are almost always chain, survey and mortgage free as they buy with cash funds. Meanwhile our sellers are always at the end of the chain, making the process appealing for everyone.

ATTRACTING A DIVERSE RANGE OF BUYERS

Our auction buyers come from a wide range of geographical regions and backgrounds with many local, national and international buyers finding the south coast a better option to invest in than London.

Buying in Brighton & Hove often results in higher yields and lower purchasing prices compared to the capital – particularly with the capital growth that the South of England has offered over the past 20 years.

The mixed residential and commercial investment markets have been exceptionally sought after over the past five years. This type of property offers diverse

and flexible options when considering permitted development rights and often provides an immediate uplift in value.

INTEREST RATES CONTINUE TO MAKE PROPERTY A WISE INVESTMENT

While interest rates remain low, property investment continues to be a shrewd choice for those with cash funds and the auction room is the ideal place for sales of this calibre.

THINKING OF SELLING AT AUCTION?

Whether you're selling a one-bedroom apartment or a multi-million-pound home, we can help you achieve success at auction – with sales often taking as little as four weeks to complete. ✕

“ the certainty offered in the auction room makes buying at auction an attractive option ”

If you'd like to find out more about the auction process, please get in touch.

Call us on 01273 567766

or email auctions@lextons.co.uk

STORIES FROM OUR SELLERS

We love receiving feedback from our sellers. We're delighted to share a few of their stories with you here.

Ben McIvor

When Ben was looking to sell his one-bedroom Brighton apartment, he knew Lextons was the estate agent for him. We asked Ben to tell us a little more.

FIRST CHOICE

I was looking for a new property to buy in the area and I'd already viewed a couple of flats with Oli from Lextons before putting my own flat on the market. Having experienced things from a buyer's perspective, I knew that I wanted Lextons to sell for me – I didn't need to approach any other agents. I was really impressed with the professional approach Lextons offered at the initial meeting to get things started.

SIMPLE AND STRESS-FREE

At each stage, from the valuation process to managing viewings and offers, Lextons made

“ I was really pleased with the result that Lextons achieved for me. It was nice to know my home was going to a first-time buyer who will love the property as much as I did. ”

everything really easy. Throughout each step of the sale, Lextons provided continuity which meant I could just trust the process. I always knew the right information was going out to potential buyers.

A GREAT RESULT

I was really pleased with the result that Lextons achieved for me. It was nice to know my home was going to a first-time buyer who will love the property as much as I did. I've already recommended Lextons to lots of other people – the service I received from the team was faultless! ✕

Jin Heer & Dan Lee

When Jin and her partner chose Lextons to sell their Victorian Terrace in Fiveways during the pandemic, Lextons had to work a little differently to normal. We asked Jin about the process.

FRIENDLY AND STRAIGHTFORWARD

When we were ready to sell our home, we contacted Lextons because we'd seen that they'd sold other properties successfully in our neighbourhood. We met with Oliver and he seemed very straightforward and enthusiastic. We quickly got the impression that Lextons would be easy to deal with and we enjoyed the personal rapport that we built with Oliver at the valuation stage.

COVID SAFE VIEWINGS

As we moved in early 2021, the viewings had to be Covid secure. Lextons handled the process very well and we were always confident in their approach. Lextons arranged several high-quality viewings and right from the start, they had contacts

in the area which meant they could line up potential viewings quickly.

FIRST-RATE COMMUNICATION

Communication with Lextons was excellent. They always got back to us quickly when we had a question. Even when they were working from home due to the pandemic, they were easy to reach.

A PROACTIVE APPROACH

Lextons dealt really well with any unexpected twists that arose during the process and were always proactive – we never felt that we had to wait for updates. We would highly recommend Lextons to anyone else looking to sell their property in the area. X

“ Lextons dealt really well with any unexpected twists that arose during the process. ”





“ It was clear that Lextons had an excellent understanding of the local market. Claudia lives locally and know the area very well. ”

Louise *Dumas*

Louise instructed Lextons to sell her double-fronted semi-detached Edwardian Villa in Langdale Gardens, Hove. Here Louise tells us about her experience.

CHOOSING THE RIGHT ESTATE AGENT

I got in touch with Lextons following a recommendation by a neighbour who'd had a positive experience using the company. I interviewed other estate agents too but was particularly impressed with Lextons' personal approach and so appointed them to sell the property. I've bought and sold properties many times over the years and could tell that Lextons would be very good.

LOCAL KNOWLEDGE

It was clear that Lextons had an excellent understanding of the local market. Claudia lives locally and know the area very well. She knew

who the property would appeal to and knew exactly what she was doing to market the property successfully to generate viewings.

KEEPING THINGS MOVING

Moving house is always a complex process but Lextons exceeded by keeping things on track and taking the sale through to completion. Communication was great – I received regular updates and feedback on viewings. Communication and a personal approach are important in any business and Lextons make this a priority.

A FOCUSED APPROACH

I like the fact that Lextons isn't a chain. It's one team so they are not spread thinly, and they are very focussed. Working with them was a really positive experience and I've already recommended Lextons to others. ✕

Maurice Kifford

Selling at auction is a great choice when you want to sell a property quickly while gaining transparency throughout the process. One seller who recently asked us to list his property for sale at auction is Maurice. Here he tells us why he's chosen to sell at auction with Lextons.

CHOOSING TO SELL AT AUCTION

My family's property investment company was looking to sell a 5-bedroom student house in Preston Circus. I've bought and sold at auction before and know that it's a good option for selling a wide range of properties – and particularly those that are perhaps not a traditional sale.

For me, the auction room really is the best place to sell property. You know that the people attending are motivated to buy. And if you get two people who both want the property it can be very successful.

Selling at auction is a really good option when a property is less suited to the traditional sales route, for whatever reason. For example, a student property or development opportunity might be hard to obtain a mortgage for but will appeal to cash buyers.

EXPERIENCE AND TRUST

I've known Simon Caplin from Lextons' auction department for many years and know that Lextons has a fantastic track record when it comes to selling at auctions. They really are the experts in the area. They are always very professional and understand the compliance requirements when selling at auction which is really important. ✕

“ Lextons has a fantastic track record when it comes to selling at auctions. They really are the experts in the area ”



Cin Cin

Brighton's award-winning Italian restaurant, Cin Cin, opens in London

Just over a year since the UK was put into its first lockdown and its restaurant industry ground to a painful halt, one Brighton restaurant group has come back stronger and has taken the plunge to open its first London site.

With two award winning Italian restaurants in Brighton and Hove, as well as a successful 'At Home' delivery service launched in response to COVID restrictions, Cin Cin has faced down the challenges of 2020 and is ready for growth this year with its first London restaurant opening in Fitzrovia. At the end of April, Cin Cin opened on Foley Street and began trade with outside covers before welcoming customers to the 20 seat dining room once government guidelines permitted.

ORIGINS

Founded by ex-lawyer David Toscano with head chef Jamie Halsall, Cin Cin runs two restaurants in Brighton and Hove where they hold a Michelin Bib Gourmand and AA Rosette. David Toscano said "The last 12 months for Cin Cin have been like no other. There were some



really dark days for me where I thought I had lost my business and we've all faced challenges we had never imagined. But thankfully we've also found a depth of strength and cohesion we did not know we had within us. Throughout it all, our amazing customers have supported and sustained us here at Cin Cin in a way that we will always be thankful for. Because of that support, we have come back stronger than ever, and we have been reminded on a weekly basis why we love working in hospitality. So, as we prepare to

welcome customers back to our restaurants, we are very excited to finally announce that Cin Cin is coming to London!"

Alongside head chef Jamie Halsall, David successfully pivoted their Italian neighbourhood restaurants into a home delivery service, Cin Cin At Home, reaching their customers across Sussex with three and five course finish at home packs with simple reheating instructions. The success of their At Home range meant that there were many weeks where David and Jamie were serving more customers via delivery than they would usually



“ We want to thank our supporters from the bottom of our pasta beating hearts! ”

serve in the restaurant when open. Jamie Halsall said “We made a decision early on in the pandemic to work to keep Cin Cin at the forefront of our customer’s minds. We knew there would be restrictions on them coming to us so we had to go to them and we wanted to give them something to enjoy and take their mind off the pandemic. We stayed true to our roots with a weekly changing menu of three and five courses at an affordable price and it is because of the response and support we’ve had from our brilliant customers that we are now in a position to grow again. It’s an amazing feeling!”

FITZROVIA

David said “Our Fitzrovia site is a small and intimate neighbourhood restaurant with 20 seats inside and 20 plus outside on a south facing corner with lots of afternoon sun, it’s perfect for alfresco dining this Summer. Jamie has already written an amazing opening menu that will build on the Cin Cin classics our customers have come to know and love, as well as some new dishes we’ve been testing out between running our At Home delivery service week to week.”

The Fitzrovia menu will build on Cin Cin’s focus on seasonal neighbourhood Italian dining with dishes like Scottish scallop, San Marzano & smoked chilli, fennel, tapenade butter; Chicken Milanese, giardinera salad, wild garlic emulsion; and Espresso tart, chocolate and hazelnut crumble, date ice cream; alongside an all Italian

wine & aperitivi list. Like many in the hospitality sector, Cin Cin has faced the restrictions and uncertainty head on, choosing to use the flexibility of their business to find new ways for growth. Cin Cin also found time to support the NHS during lockdown

as part of a team that raised nearly £50,000 via crowdfunding and served almost 12,000 meals for frontline staff in Sussex to keep them fed and healthy while they did the important work needed to keep everybody safe.

And it seems 2021 will be just as hectic. David said “It’s a big step for Team Cin Cin and it seems we won’t be getting much sleep this year! But we feel incredibly lucky to have had so much support from our customers over the last year and that has made us feel positive about the year to come.

THANK YOU

We want to thank our supporters from the bottom of our pasta beating hearts! We can’t wait to get started and to take new and old customers with us on this next part of our journey!”

Cin Cin first opened its doors in Brighton’s North Laine in 2016 with a 20 seat restaurant on Vine Street, winning a Michelin Bib Gourmand in 2018. A second Cin Cin opened in Western Road Hove in 2018, winning an AA Rosette earlier this year. In March 2020, Cin Cin launched Cin Cin At Home, a delivery service for three and five course finish at home kits, reaching customers across Sussex. X

Inspirational Spaces

Tania Payne | Interior Designer

Choosing the right interior design scheme can revolutionise the look and feel of a property. And whether you're creating a dream interior for your own home – or preparing a property for sale; working with an experienced interior designer can make the process easier and more cost-effective than going it alone.

We caught up with Wetherbys' resident interior designer Tania Payne to find out more about her approach to interior design. Here Tania shares her insights, inspiration and top interior tips.

TELL US A LITTLE ABOUT HOW YOU BECAME AN INTERIOR DESIGNER

I've worked as an interior designer for almost 20 years. My mother was an interior designer so it's very much in my blood. I grew up watching her put together amazing schemes for clients and then seeing them come to fruition. This sparked my own passion for interior design.

While working for the BBC, I redesigned my own home and was approached by Homes and Gardens magazine who wanted to feature my house in their magazine. At the same time friends were asking me to design their own homes. I had to hit the ground running as my first job was a complete re-build!

WHAT KIND OF PROJECTS DO YOU WORK ON?

The great thing about interior design is that no two jobs are the same. As well as styling homes, I regularly work on commercial projects which have very different objectives to residential projects. With commercial projects, there is an additional responsibility to ensure that an organisation's new premises enhance their business model.

WHY IS INTERIOR DESIGN SO IMPORTANT?

Research shows that our surroundings have a huge impact upon our mental health and wellbeing. Interior design is not just about colours and fabrics.



It is also about the structure of the building and working with its bones to create the optimum space. I love projects where I have to think outside the box. It adds another dimension to the creative process.

I've worked on a diverse range of residential and commercial projects over the years. On completion of a big project in Hampstead, the client was so delighted with her scheme, plus the raised valuation of her property, that she asked me to buy her an investment flat. I found a wreck in Notting Hill with additional parking space. The flat was totally transformed, all within budget. On completion it was valued at 40% more than its asking price. Instead of selling it she decided to keep it and it is now a very successful rental.

WHAT VALUE DO YOU ADD FOR CLIENTS?

All of the properties I've worked on have increased significantly in value once the interior design work

“ The balance of a scheme is crucial - overdesign can be as bad as under-design! ”



has been completed. However, most residential clients just want to create a beautiful home. Those who had originally planned to do the work then sell on have often decided to stay - which is a great endorsement.

DESCRIBE YOUR INTERIOR DESIGN STYLE:

I would describe my style as eclectic, marrying new with old. I love picking out the best pieces and integrating them within a coherent scheme. Texture and colour are also important in a scheme while making sure that all the elements work together. It's about playing to the bones of a building and bringing out its best features. I guide my clients through the process and will always be honest if I think something won't work.

DO YOU REGULARLY CHANGE THE DESIGNS WITHIN YOUR OWN HOME?

I'm always looking at ways to improve my own home. I have recently clad my kitchen units in brass and it looks amazing! I've also invested in wicker panels that I'm using to update cabinets and have transformed an old Ikea wardrobe into a kitchen island. Re-arranging furniture is such a simple but effective way to change the look and feel of a room too. ✕

WHAT ARE YOUR TOP TIPS WHEN IT COMES TO INTERIOR DESIGN?

- 1 Consider the bigger picture and how one room leads onto another. It's important that your house flows. I see it as a journey of discovery.
- 2 Be open to using different colours and ensure that you choose pieces because you like them and not just because they work with the scheme. You will get continual pleasure from things that you love.
- 3 Flooring is a key component and one that is often minimised or overlooked. Although products such as vinyl are improving all the time a real wood floor makes all the difference. You won't regret stretching your budget a bit more.
- 4 The balance of a scheme is crucial - overdesign can be as bad as under-design!
- 5 When putting your budget together use the small areas (and therefore less metreage) to add the wow factor. In a kitchen for example, using a beautiful tile against a white laminate worktop will make a huge difference.

CONTACT TANIA
 hello@wetherbys.co.uk
 01273 359 659
 www.wetherbys.co.uk

WETHERBYS
 — PROPERTY SEARCH AGENTS —



SOLD

£925,000

Waldegrave Road

4 BEDROOMS, 2 BATHROOMS, 2 RECEPTIONS



SOLD

Brittany Road

£950,000

5 BEDROOMS, 3 BATHROOMS, 2 RECEPTIONS



Celebrating wines of the world

with Marc Wise of 9 Vines

9 Vines wine merchant opened on Woodland Parade, near Hove Park in November 2020. We shared a tittle with owner Marc Wise to find out more about living and working in Brighton.

WHY DID YOU MOVE TO BRIGHTON?

We'd lived in Stoke Newington, London for over 10 years but wanted somewhere with more space for our children – but also somewhere that was still busy and had good schools. Brighton ticked all the boxes with the bonus of easy access to the Downs and the beach. It's worked out well for us and I can't imagine living anywhere else now.

HOW LONG HAVE YOU WORKED IN THE FOOD AND WINE INDUSTRY?

I've worked in the industry for 25 years, having had shops, bars, restaurants and butchers in London and now Brighton. It's hard work, but a friendly and rewarding industry to be in.

TELL US ABOUT 9 VINES

9 Vines showcases the wines I love, from everyday pizza-friendly gluggers, to special bottle experiences. With over 750 wines plus spirits and a healthy range of local beers we have something for everyone.

We also have a bar licence and serve a selection of wines by the glass alongside local cheeses, cured meats, fresh bread and nibbly snacks. Any bottle stocked can be drunk in for a flat £8 corkage rate which makes drinking decent wine great value. We also have a select range of deli products including amazing Perello Gordal (fat) olives which people love. They match so well with our favourite English sparkling wine from the nearby Rathfinny Estate.

HOW HAVE YOU FOUND THE FIRST FEW MONTHS?

9 Vines opened in November 2020 and although the general economic situation was challenging,



“ If money were no object, I’d drink red Burgundy (Pinot Noir), particularly Gevrey-Chambertin ”

we’ve had a really encouraging start. There’s been a very positive reaction from customers who’ve welcomed us to the neighbourhood.

WHAT PLANS DO YOU HAVE FOR THE FUTURE?

We’ll be hosting regular wine tasting evenings with our first event ‘The wines of Portugal’ on July 1st already sold out. We’re scheduling others and details will be appearing on our website shortly.

WHAT’S YOUR FAVOURITE WINE?

If money were no object, I’d drink red Burgundy (Pinot Noir), particularly Gevrey-Chambertin as much as possible. For a more affordable option, Italy offers real variety. The wines are often food friendly and decent value for money. I love Frappato, a red

grape variety from Sicily which has loads of ripe plum flavours, with hints of herbs and sun-dried tomatoes.

DO YOU HAVE ANY TIPS FOR PAIRING FOOD AND WINE?

Generally, I think too much thought goes into matching food and wine, just grab a bottle you like and enjoy it. If I had to choose a favourite, it would probably be a rich beef stew and buttery mash with a full-bodied Rhone Valley red such as Saint-Joseph, the earthy, spicy blackcurrant flavours work beautifully.

WHAT’S YOUR FAVOURITE LOCAL RESTAURANT?

I really like Petit Pois on Ship Street which offers well done French bistro food. Recently, my best meal was at Wild Flor (42 Church Rd). They provide superb food, well presented with top service and an excellent wine list including a large range available by the glass.

TELL US YOUR TOP WINE TIP

I like to decant wines, including white wines, whenever possible. It doesn’t have to be anything fancy, any jug will do, but wines definitely taste and smell better when they’ve had some exposure to air. ✕



Find out more at www.9vines.wine or visit the wine merchant at 7 Woodland Parade, Hove.

Park Life

The History of living in Hove Park and New Church Road



© Brighton & Hove Libraries



Ledt to Right: New Church Road 1900 - Aldington House in background, Children at the opening of Hove Park on Empire Day [May 24th] 1906 in Hove Park, Shirley Drive in 1933, Hove Park opening 1906

Property Historian Sara Van Loock explores the history of two of Brighton and Hove's most popular residential areas.

The allure of Brighton & Hove as a place for healthy living has drawn new residents for over 200 years, and the unique combination of the sea air and Downland air has been much desired. The residential districts of Hove Park and New Church Road developed as Brighton & Hove grew, to benefit from the healthy air, convenient new rail transport into London and access to newly created public green spaces.

Hove Park was created on land purchased from the Stanford Estate, rich farmland previously used for market gardening, and notably famous for its enormous gooseberries – it was said they could grow as large as plums. After much debate among councillors as to whether a park was even necessary, rather than spending money providing artisan housing, Hove Park opened with much celebration, on Empire Day, May 24th, 1906. Instantly popular, it became home to tennis courts, winding paths and the famous Sarsen Stone, recently rediscovered in 1900. This huge geological stone formerly stood on farmland at Goldstone Bottom but had been

buried in 1834 by an impatient farmer, fed up with sightseers and antiquarians trampling over his crops to get a view of it. It had lain buried for so long that by 1900 only one elderly labourer, part of the team who had buried it, could identify its location.

The area around Hove Park was still quite rural in 1900, occupied mostly by peaceful country lanes and farmland. The Goldstone Pumping Station, today the Hove Engineerium, was one of the few substantial buildings nearby. From 1911 elegant houses with immaculate gardens began to fill the gentle slopes around Hove Park rising towards Tongdean. Today this peaceful and private part of Hove is highly sought after and Hove Park itself remains a much-treasured green space and focal point.

Hove seafront however, continued to be popular for new residents. New Church Road runs parallel to the Hove seafront, and forms a wide, leafy, mile-long avenue which runs arrow-straight from Sackville Road in the east, to Boundary Road in the west. Early development here began at the turn of the 20th century with a few grand homes built just west of Hove Street.

The area was home to several brickyards, notably on the sites of Wish Park, Coleman Avenue and Chelston Avenue. By the early 20th century some of these were disused, but the area in general remained a wild, somewhat windswept location. The council continued to use some of the disused brickyards as rubbish tips until the early 1920s.

Wish Park, formally known as Aldrington Recreation Ground or, more casually, Marine Park, was created as part of the Hove Commissioners' obligations when Aldrington and Hove were amalgamated. The site was purchased in 1894 but progress was hampered by the truly dismal state of the land. Nothing would grow. The former brickyard had also left deep hollows and several failed attempts were made at levelling and growing grass. In 1897 the Borough surveyor described the surface as so irregular and the grass so coarse that it had to be ploughed up to start again. A local businessman supplied 150 loads of mould at a shilling a load. The Sussex Daily News wrote 'the soil had to be coaxed by all possible means before grass would grow'. Wish Park opened five years later, in

1900, and like Hove Park, on Empire Day, May 24th, Queen Victoria's birthday. It is recorded that the Hove population were in jubilant mood, having recently received news of the relief of Mafeking – so the town was awash with bunting and union flags hung from almost every house.

Wish Park was lined with Cornish elms, flowers, shrubs and a full belt of foliage all around the ground. The Sussex Daily News wrote that 'Strollers will find the sea breezes very cool and enjoyable, and a pleasant view of the sea may also be had.' It was immediately popular for sports, with cricket grounds and football pitches marked out, benches from which to watch, changing rooms and a drinking fountain.



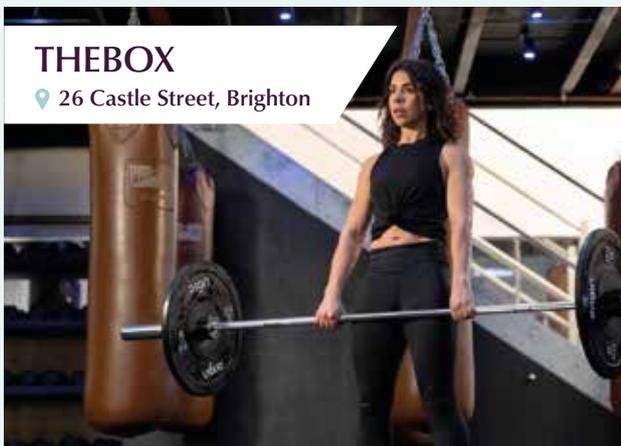
In 1911 the Sussex Daily News reported that Brighton & Hove people had the distinction of witnessing the world's first air-freight transport, when a powerful Valkyrie type B monoplane flew from Shoreham, landing in Wish Park carrying a light cargo of Osram lamps bound for Page & Miles of Western Road Hove. The aircraft flew in at a high altitude, circled round beautifully and 'swooped down like an eagle'. Hundreds of people gathered to watch the landing, with the spot being marked with a large searchlight to guide the pilot in. It was becoming common to see early aircraft land in Hove, but a tragedy occurred over Wish Park in 1917 when two newly recruited young pilots in the Royal Flying Corps collided, crashing to the ground. One aircraft engine fell directly on to Wish park, becoming embedded. Several thousand people quickly congregated, but both pilots had died instantly, and the aircraft completely wrecked.

After the Great War, from the early 1920s, New Church Road gradually and steadily developed in a ribbon fashion with building progressing sometimes in small parcels, sometimes in individual, architect designed single plots. The area is known for its attractive architecture, with many houses and apartment blocks reflecting designs of the Art Deco period. Like Hove Park, the area has retained its popularity for over a century, and Wish Park continues to be a much-loved focus for local residents and sports clubs. X

Sara Van Loock is a property historian based in Hove. For a history contact saravanloock@househistories.net or 07961 378 756



Where to work out in Brighton and Hove?



THEBOX

📍 26 Castle Street, Brighton

TheBox is Brighton's first boutique fitness studio offering boxing, strength training and yoga classes not just for the body but the mind, too. A community of likeminded individuals who train together and have each other's back.

The driving force behind the brand is Lucy Pinto, with over twenty years' experience in the fitness industry she is passionate about sharing her knowledge on how anyone can feel the benefits of a healthy and happy lifestyle.

FIT BOX

Basement 176 Church Road, Hove



Fit box is a brand new group training facility that caters for everyday people to achieve the result there looking for. With a very quirky feel to the gym and being below ground it certainly stands out from the rest and it's a must try. One of our most successful clients has just lost an incredible 7 stone in our group training program.

Opened in September 2018, ROX Life is Brighton and Hove's leading boutique fitness studio. Our two state of the art studios offer classes in indoor cycling, boxing, yoga, Bodypump and personal training and more! Lights, Music, Energy.

ROX LIFE

115 Western Road, Hove



PHX GYM

Sussex house, Hollingbury



PHX GYM Brighton is the UK's 1st Panatta official gym conveniently located 1 minute from the A27 Hollingbury exit in Brighton. Set out over 10,000 sq ft, it hosts a wide range of cardio equipment, over 75 resistance machines, two dumbbell area's and two 10m Astro Turf lanes for functional training. Alongside a mirrored studio, PHX Gym Brighton also features a unisex hair salon, sunbed room and treatment area. In the lounge area you can enjoy fresh protein shakes, pre workout drinks and much more all freshly made.

RogueCycle is a boutique spin studio next to Brighton Station. Open since September 2020 with amazing lighting, music and instructors, classes are held both in the studio and on their outdoor terrace. Super friendly with the emphasis on fitness to feel good. RogueCycle is pay as you go and currently has a First Time Fiver offer for new customers.

ROGUECYCLE

Cycle Hub at, Station, Brighton



London Connection

Lextons are proud to be recommended by a number of estate agents located in and around central London.

Landstones

Elliott Demay

“ We have worked alongside Lexton’s for many years passing some of our most valued customers across to their agency for assistance in looking for property in the Brighton and Hove area. The team at Lexton’s are not only extremely professional but also among some of the most knowledgeable property experts we work with. I can’t recommend the team highly enough for both help in buying or selling property, but also as an expert sounding board for advise across the property spectrum. ”



South Kensington, Earls Court, Kensington



Story of Home

Stuart Aikman & Mathew Walters

“ I have no hesitation recommending Lextons as they put their customers at the centre of everything they do, and will rest at nothing to achieve the best results. ”

Prime Central, North and East London

Noahs

Jacob Zaccharia

“ Having worked with many of the Lextons team over a number of years I feel like they are a cut above the rest. I feel they take a proactive approach to taking care of their clients! I will continue to recommend them because they never fail to deliver a great result. ”



Notting Hill, Bayswater, Kensington, North Kensington, Parts of South Kensington

Chatterton Rees

Ed Bezzant

“ Having worked with the team at Lextons a number of times over the years even before both of our companies were incorporated, as an agent I would absolutely recommend them to anyone looking in the area, it is my belief that it is all about the people when it comes to estate agency and the Lextons team are hard working as well as being hugely professional and proactive, a combination that is not always easy to find. ”



Prime central London, Knightsbridge, Parsons Green, Sunningdale, Surrey and Berkshire

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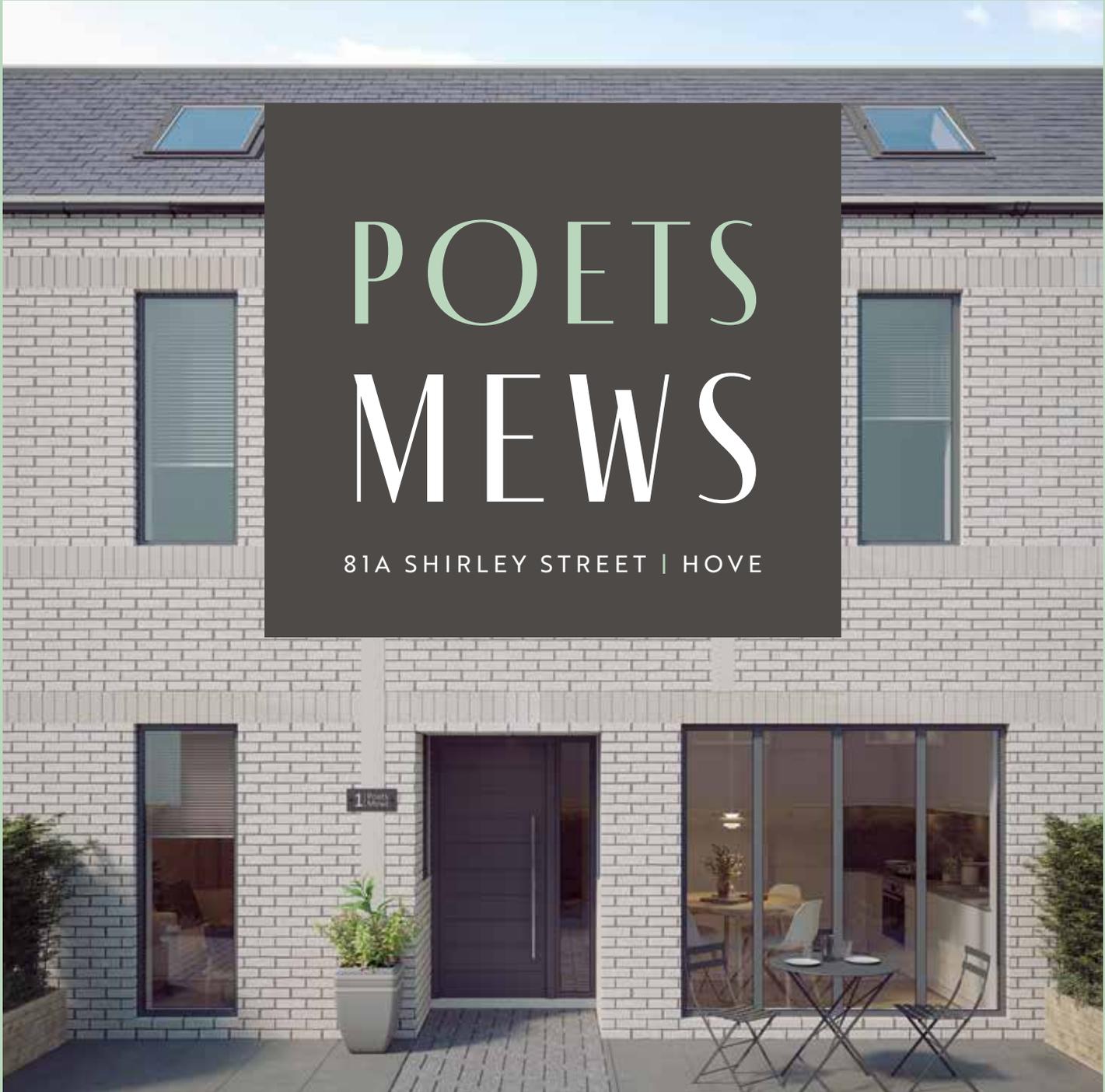
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