



Flat 6, 4 Chesham Place, Brighton, East Sussex

STRUTT & PARKER
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Flat 6, 4 Chesham Place Brighton BN2 1FB

A beautifully presented two-bedroom apartment on three levels in a highly desirable Brighton location with a lovely rooftop terrace overlooking gardens

Brighton city centre 1.0 miles, Brighton mainline station 1.8 miles (1 hour 5 minutes to London Victoria), M23 (Jct 11) 21 miles, Gatwick Airport 28 miles

Sitting room | Kitchen/breakfast room | Principal bedroom with en suite shower room | 1 Further bedroom | Family bathroom | Rooftop terrace
EPC Rating D

The property

This highly attractive two-bedroom apartment is located in a sought-after position in the Kemptown area of Brighton. Set in a handsome period townhouse, the apartment is just moments from Brighton beach and features spacious, light, airy accommodation arranged across three levels.

The large sitting room is located on the first floor, with its three sash windows welcoming plenty of natural light. The room has wooden flooring, a fireplace and plenty of space for both a seating area and dining area. The kitchen/breakfast room to the rear has stylish, modern units, a breakfast bar, integrated appliances and space for a breakfast table.

There is one double bedroom on the lower level, along with a bathroom, while the principal bedroom is located on the top level, with skylights and an en suite shower room.

Outside

At the front, the property opens onto Chesham Place, which leads directly to the seafront just over 100 yards away. Permit parking is available in bays along Chesham Place. To the rear, there

is a west-facing terraced area, accessed from the kitchen/breakfast room, providing the ideal spot for al fresco dining and sunbathing.

Location

The property is located in Brighton's desirable Kemptown area, just moments from the beach and within easy reach of the centre of Brighton. The vibrant and thriving coastal city of Brighton and Hove is known as a centre of culture and entertainment, with its many bars, restaurants, galleries and music venues. The city offers first-class shopping and leisure facilities, including a wealth of independent retailers.

Schooling in Brighton includes the independent Brighton College, Kings Brighton and Brighton Girls GDST. Brighton's mainline station, two miles from the property, provides fast and regular services to London Victoria and London Bridge, taking just over an hour. The city is also within easy reach of Gatwick Airport and the M23. The city is also within easy reach of the stunning rolling hills of the South Downs, providing excellent walking, cycling and riding routes, as well as several excellent golf courses.





Directions

From Lewes, take the A27 and then the A270 into Brighton, and opposite Aldi, turn left onto Coombe Road. At the junction, turn right onto Bevendean Road and then turn left onto Bear Road. Turn right onto Tenantry Down Road, then at the end of the road, turn right and then left immediately onto Freshfield Road. At the roundabout, take the first exit onto Manor Hill, then after half a mile, turn right onto Manor Road. After half a mile, at the junction, turn left and then immediately right onto Rock Street, then after a quarter of a mile, turn left onto Chesham Place. You will find the property on the right-hand side.

General

Local Authority:

Brighton & Hove City Council, Tel: 01273 290000

Services: All mains services

Council Tax: Band C

Tenure: Share of Freehold

Service Charge: £1,650 per annum (approx.)

Guide Price: £645,000

Lewes

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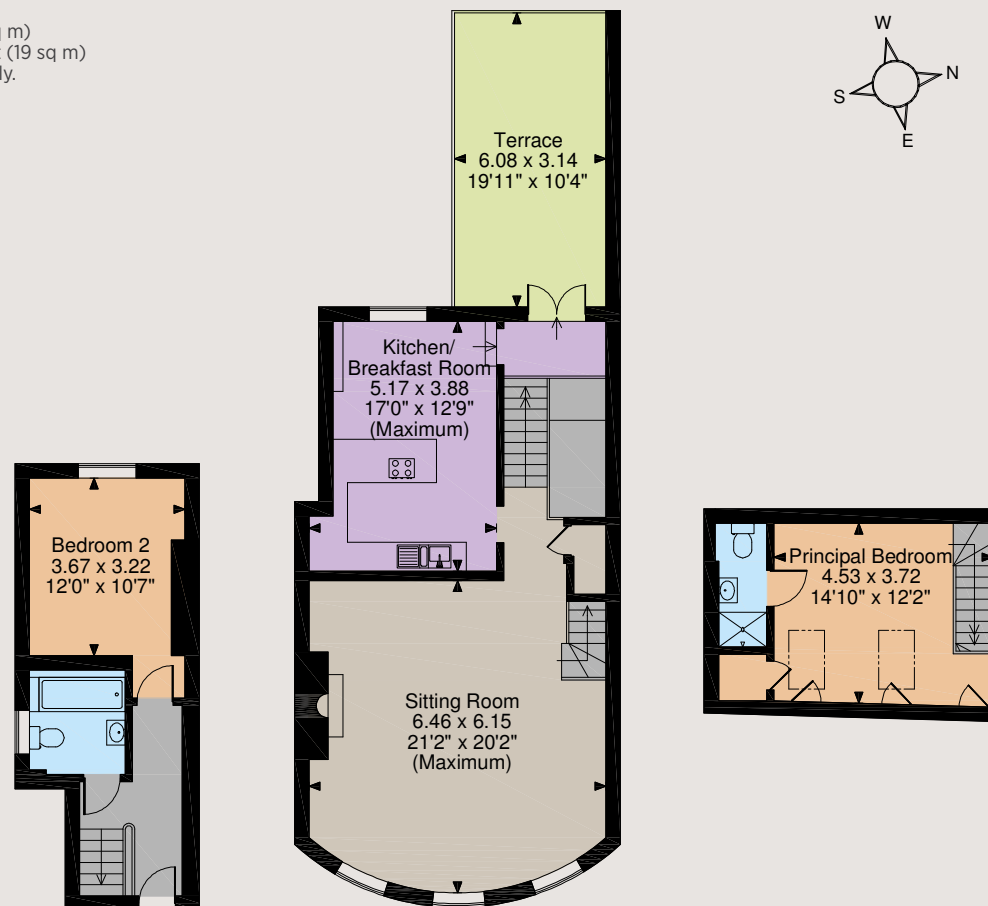
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50 offices across England and Scotland, including Prime Central London

Floorplans
Internal area 1,205 sq ft (112 sq m)
Terrace external area 205 sq ft (19 sq m)
For identification purposes only.



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