

PHILLIPS & STILL



Chichester Terrace, Brighton, BN2 1FG

- A Magnificent Raised Ground Floor Regency Seafront Apartment
- Two Bedrooms
- 26ft Sea Facing Sitting Room With Stunning Direct Ocean Views
- Large Private Rear Sun Terrace

Asking Price of £610,000

- Share Of Freehold & No Onward Chain
- Separate Kitchen / Diner With Mezzanine Level
- High Ceilings & Period Features
- Access To Sussex Square / Lewes Crescent Residents' Gardens



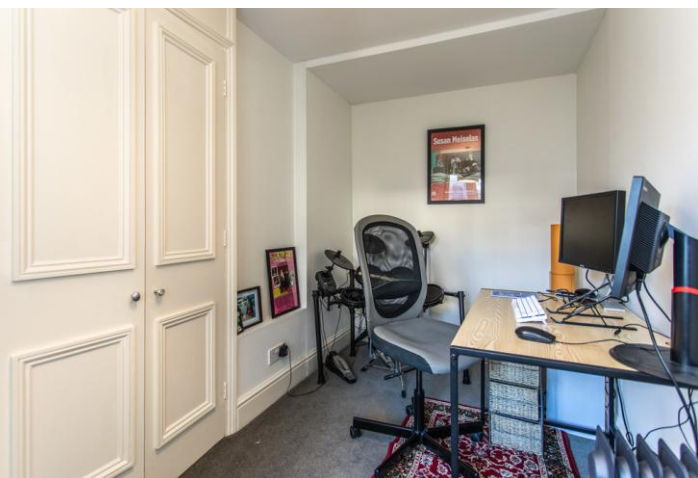
Property Description

With glorious uninhibited direct sea views, this two bedroom seafront garden apartment proudly occupies the entire ground floor of a wonderful Grade I listed seafront Regency terrace. Designed by Busby & Wilds and completed between 1823 - 1855, this Georgian residence was built to impress & absolutely continues to do so today! With use of the exclusive Kemp Town Enclosures, a tunnel to the beach and facing the sea, this apartment is one of Brighton's finest addresses. The panoramic ocean views from your vast front room will take your breath away, there simply isn't anywhere else you will want to be - apart from maybe your private rear terrace?

Internally, the spacious living accommodation comprises of a spectacular 26ft sea facing front room with high ceilings, L-shaped kitchen / diner where you also have a mezzanine area, home office / second bedroom and then the inner hallway. From here you have access to the master double bedroom, bathroom and private rear terrace. With plenty of space for outdoor furniture it is the ideal spot for relaxing outside or enjoying a little al fresco dining if you don't fancy the beach just across the street on that occasion! Other features include gas central heating, a share of the Freehold and no onward chain.

And if the property wasn't enough, the location also has it all! Situated in a popular area of Kemp Town, you have a fabulous variety of shops, cafes, restaurants and bars to enjoy and the beach on your doorstep. You are also within walking distance of Brighton Marina as well as the City centre shopping districts and park. With lots of reliable bus services passing regularly to take you into town, you really can explore everything that this vibrant City has to offer and living will certainly never be boring!





Accommodation

RAISED GROUND FLOOR

SEA FACING SITTING ROOM
26' 2" x 17' 1" (7.98m x 5.21m)

KITCHEN / DINER
14' 6" x 13' 5" (4.42m x 4.09m)

BEDROOM TWO / OFFICE
12' 6" x 7' 0" (3.81m x 2.13m)

MEZANNINE LEVEL
Above Bedroom Two / Office

INNER HALL

BATHROOM

BEDROOM ONE
12' 9" x 11' 3" (3.89m x 3.43m)

OUTSIDE

PRIVATE REAR SUN TERRACE

Chichester Terrace, Brighton, BN2 1FG

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

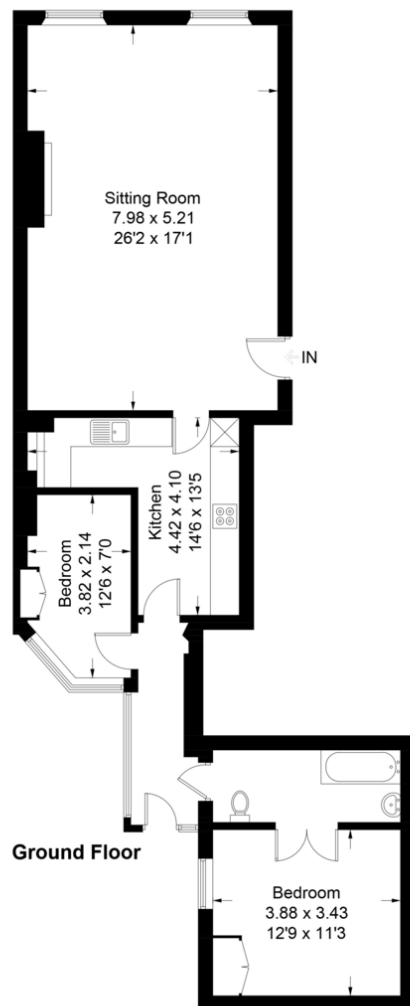


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

