

PHILLIPS & STILL



Chichester Terrace, Brighton, BN2 1FG

- A Stunning Lower & Ground Floor Regency Seafront Maisonette
- Private South Facing Courtyard Garden
- Two Bedrooms Including 27ft Master Bedroom
- 27ft Lounge / Diner With Beautiful Direct Sea Views

Offers Over £500,000

- Large Kitchen / Breakfast Room With Exposed Brick Ceiling
- Positioned Directly Opposite Brighton Seafront & Lewes Crescent Gardens
- Sought After Kemp Town Location
- Share Of Freehold & No Onward Chain



Property Description

With glorious uninhibited direct sea views, this very well presented two bedroom seafront garden maisonette proudly occupies the lower and ground floors 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. All the main windows have their original shutters and the panoramic ocean views from your front room will take your breath away, there simply isn't anywhere else you will want to be - apart from maybe in your sunny Mediterranean-feeling courtyard garden...

The property has its own private entrance which takes you into the stunning, bright South facing courtyard garden where there is plenty of space for outdoor furniture, plants and shrubs making the ideal spot for relaxing outside with your morning coffee or enjoying a little al fresco dining if you don't fancy the beach just across the street on that occasion. You also have access to two enormous under-street storage areas, one of which has been tanked and painted with power & lighting so useable as an extension of the living space as a den or music room for example.

Internally, the spacious living accommodation comprises of a large kitchen / breakfast room with exposed brick ceiling, a second bedroom or the perfect home office, recently refitted shower room, a fantastic amount of built-in storage and a 27ft master bedroom overlooking the garden. To the upper floor is your spectacular 27ft South facing front room with high ceilings, beautiful panoramic sea views and amazing sunlight all through the day until sunset which you can watch from your windows. You will be wowed by this incredible room!

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

LOWER GROUND FLOOR

PRIVATE ENTRANCE

PRIVATE SOUTH FACING COURTYARD
GARDEN

With two large under street storage spaces - one of which is tanked & painted with power and lighting

KITCHEN / BREAKFAST ROOM
15' 7" x 15' 4" (4.75m x 4.67m)

BEDROOM TWO / OFFICE
9' 10" x 6' 5" (3m x 1.96m)

INNER HALL
With built-in storage

SHOWER ROOM
6' 10" x 6' 3" (2.08m x 1.91m)

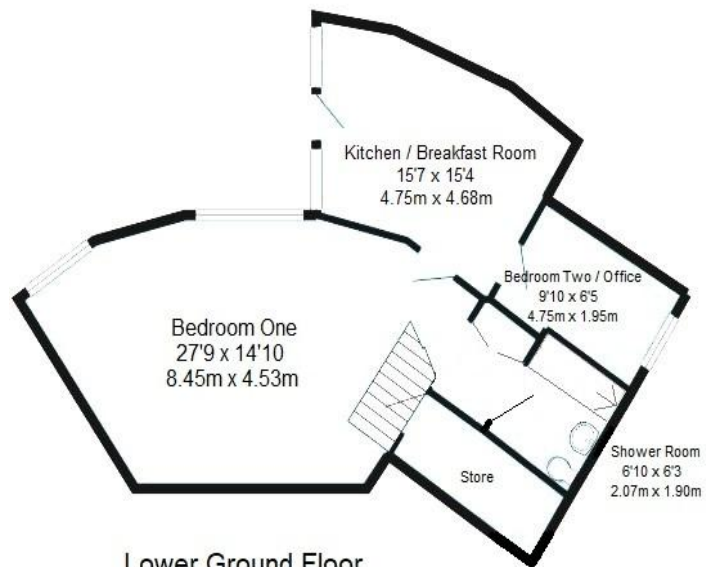
LARGE UNDERSTAIRS STORAGE
CUBBOARD

STORE ROOM
11' 10" x 4' 11" (3.61m x 1.50m)

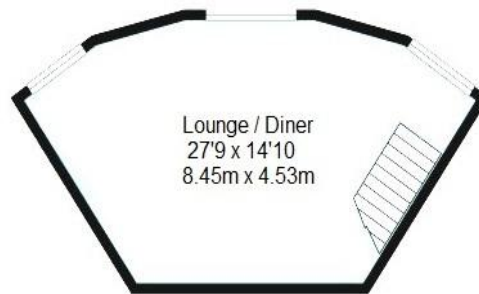
MASTER BEDROOM
27' 9" x 14' 10" (8.46m x 4.52m)

Stairs up to:
GROUND FLOOR

SOUTH FACING LOUNGE / DINER
27' 9" x 14' 10" (8.46m x 4.52m)
With spectacular direct panoramic sea views



Lower Ground Floor
628 sq.ft. (58.3 sq.m.)



Ground Floor
306 sq.ft. (28.4 sq.m.)

TOTAL APPROXIMATE AREA: 933 SQ.FT. (86.7 SQ.M.)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

