

# Paul Bott & Co



- Quirky One Bedroom Flat
- Set Over Three Floors
- Large Double Bedroom
- Modern fitted Kitchen

## Flat 3, 11 Chesham Place, Brighton, BN2 1FB

Offers In Excess Of £260,000

A fantastically quirky gem in the center of Kemp Town. Set over three floors, this one bedroom apartment consists of a lounge on the ground floor, kitchen on the second and a bedroom to the top. With a modern fitted kitchen, well presented bathroom and on an incredibly popular road, this property is a must see for any first time buyer or buy to let investor.





## Property Description

Standing in front of this imposing end of terrace building on Chesham Place, steps lead up to a communal doorway. The hallways are well kept and in decorative order and further steps lead to the first floor and the entrance into one of the more quirky apartments available on the market in Brighton today.

Split over three levels, you immediately come into a short hall space which leads into a lounge with West Facing views across the gardens below. A good size, easily capable of accommodating a table and chairs and sofa. Stairs lead up to the second floor, entering into a modern fitted kitchen with space for appliances and good storage options throughout. A north facing window offers views up to the top of Chichester Place. Leading through to the rear of the second floor, a spacious bathroom, comprising of a white suite, incorporating bath tub, over head shower, basin and w/c, along with a further west facing window.

A further flight of stairs leads to the third floor, entering into a spacious and bright double bedroom, with westerly views, space for a bed and storage, as well as built in wardrobes to the far end.

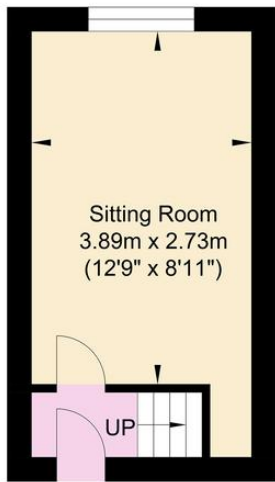


Located on Chesham Place, you are short walk from Kemptown Village, with its bars, cafe's and shops. The beach is a stones throw away, allowing easy access to the new sea swimming lanes and attached development, as well as excellent public transport links to the city center, train station and beyond.

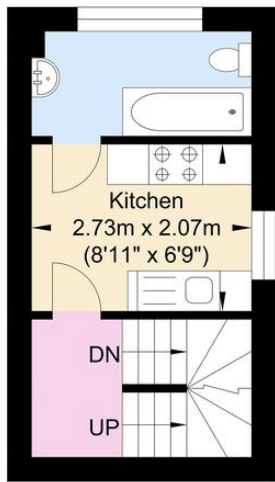




# Chesham Place



First Floor  
Approximate Floor Area  
155.10 sq ft  
(14.41 sq m)



Second Floor  
Approximate Floor Area  
155.10 sq ft  
(14.41 sq m)



Third Floor  
Approximate Floor Area  
155.10 sq ft  
(14.41 sq m)



Approximate Gross Internal Area = 43.23 sq m / 465.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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