

# Paul Bott & Co



- Large One Bedroom Ground Floor Flat
- Exceptional West Facing Garden
- Large Double Bedroom

## 1 Chesham Mansions, Eaton Place, Brighton, BN2 1EG

Asking Price Of £350,000

Perfectly placed for an idyllic seaside lifestyle, this ground floor apartment offers a highly sought after and incredibly large private enclosed patio, with side access. A superb Victorian conversion with an abundance of period features and views down Eaton Place towards the sea from the spacious living room.





## Property Description

Access to the property can be gained either via the front of the property through the communal entrance or via the private rear gated entrance located on Sudeley Place.

Arriving from the rear of the property through the walled garden gate, there is a large, paved patio/garden area - rare for a property in Kempton. This space is perfect for entertaining or for simply relaxing in, offering plenty of room for a table and chairs and an abundance of space for pots or even a greenhouse. Steps lead up to the back door, which is frosted and double glazed, into a modern fitted kitchen, incorporating integrated appliances, set within stylish white gloss wall and base units, white gloss brick style tile splash backs, with ample storage.

All rooms lead off the spacious hallway with under stairs storage for those everyday items.

The shower room is a good size with a white suite, frosted double glazed window with tiles underfoot and a heated towel rail.

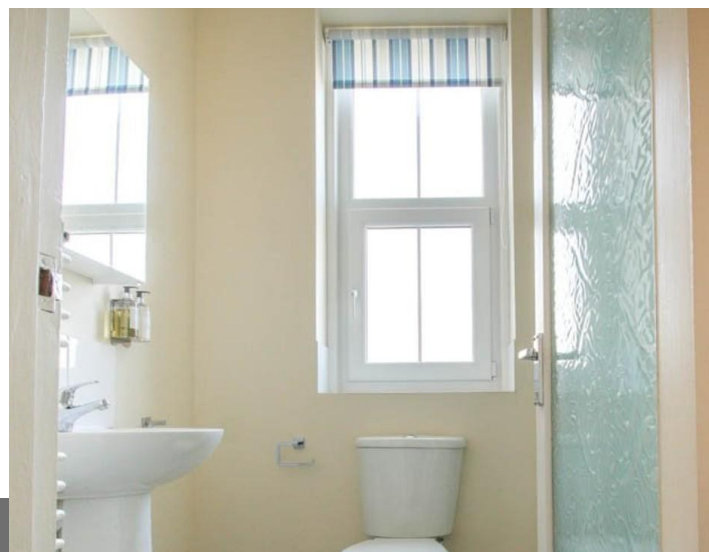
This apartment offers a bedroom of grand proportions. It has a large floor to ceiling sash window with white shutter blinds, which flood this room with natural light. High ceilings, original period cornicing and good quality, thick pile carpet finish off this room perfectly.

The large lounge really does have the 'wow' factor, offering an abundance of space for both sitting and dining room furniture. Two large sash windows, with shutters and blinds, offer views down to the sea and the high ceilings add to the grand proportions of this space. Neutral decor throughout this apartment creates a perfect blank canvas for anyone wanting make their mark.



The highlight of this property is that it is a bright and airy first floor apartment but has the added benefit of a large, private patio garden.

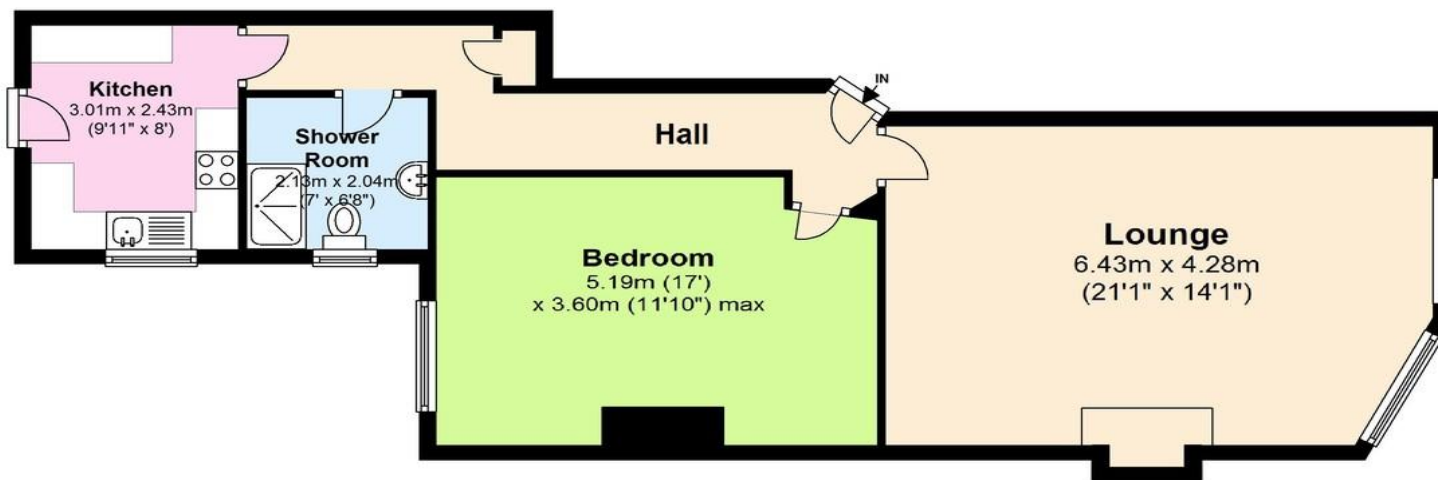
Eaton Place runs off our famous promenade and seafront, with Kemp Town village nearby offering a vast array of coffee shops, delicatessens and eclectic independent boutiques. A truly great place to live.





## Floor Plan

Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 66.8 sq. metres (719.2 sq. feet)

29 Upper St James Street,  
Brighton, East Sussex, BN2 1JN

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