## John Hilton

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#### Chichester Place, Brighton, BN2 1FF

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



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



Maisonette, 41 Chichester Place, Brighton, BN2 1FF

#### Total Area Approx 859.00 sq ft

To view, contact John Hilton: 52 High Street, Rottingdean, BN2 7HF 132-135 Lewes Road, Brighton, BN2 3LG 01273 608151 or sales@johnhiltons.co.uk

### Guide Price £325,000-£350,000 Leasehold - Share of Freehold

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### Est 1972









### Maisonette 41 Chichester Place Brighton BN2 1FF

\*\*\* GUIDE PRICE OF £325,000-£350,000 \*\*\*

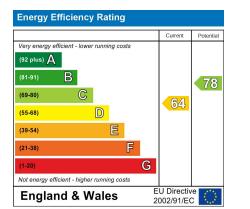
A two bedroom, first floor, split-level maisonette forming part of this attractive period house situated between the seafront and Eastern Road, being within a short walk of the Royal Sussex County Hospital and Kemp Town village with its mix of retailers, independent traders, cafes and restaurants.

The property has a communal entrance on the ground floor from where the private front door and stairs lead to the maisonette's split-level landing with large sash window and space for a home office, leading to the kitchen with fitted wall and base units, space for freestanding oven and under-counter fridge and freezer, part-tiled walls and an westerlyfacing window. The dual aspect bay-fronted lounge has an original marble fireplace along with dado and picture rails, and the principal west-facing bedroom has an original feature fireplace with mantle, original ceiling mouldings and picture and dado rails. The bathroom with its white suite includes panelled bath with shower over, wash hand basin set in a vanity unit and low-level WC, part tiled walls and a southerly aspect. The second bedroom is on the top (second) floor and offers a westerly aspect.

The maisonette is being sold with vacant possession, a new 999-year lease, share of freehold and no onward chain.



- First Floor Split-Level Maisonette
- Two Bedrooms
- Dual Aspect Lounge/Diner
- Separate Kitchen
- Original Period Features
- Space for Home Office
- New 999-Year Lease
- Share of Freehold
- Close to Seafront & Royal Sussex County Hospital
- NO ONWARD CHAIN



Council Tax Band: B

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchaser should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do no constitute an offer or form part of a contract







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