

## 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



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Total Area Approx 859.00 sq ft

Maisonette, 41 Chichester Place, Brighton, BN2 1FF

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





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# 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 westerly-facing 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.



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

Council Tax Band: **B**

- 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