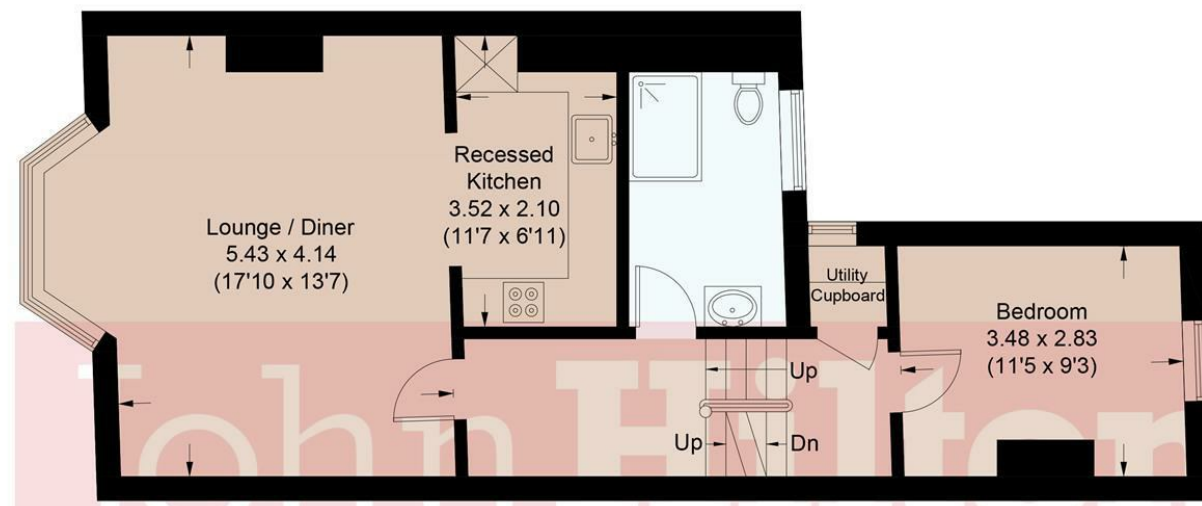
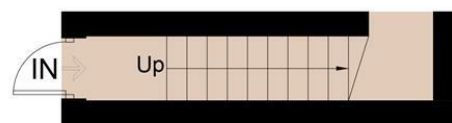


## Chichester Place, Brighton, BN2 1FF

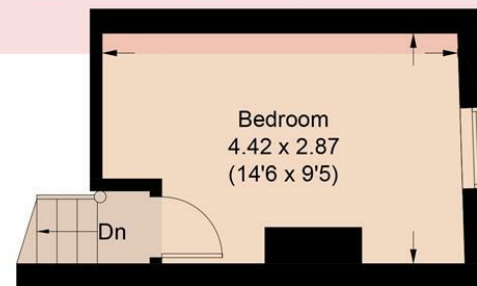
Approximate Gross Internal Area = 76.5 sq m / 823 sq ft



First Floor



Ground Floor



Second Floor

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



JohnHilton

Total Area Approx 823.00 sq ft

F3 39 Chichester Place, Brighton, BN2 1FF

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

**PCM £2,300 PCM**





**F3 39 Chichester Place, Brighton, BN2 1FF**

- High spec 2 double bedroom property
- Available now
- Completely refurbished with new bathroom and kitchen
- Unfurnished
- Large bay fronted living room opening to a newly fitted kitchen with integrated appliances and a new boiler
- Luxury shower room with a separate utility cupboard
- Located in Kemp Towns trendy village and moments from Royal Sussex County Hospital
- Very close to Brighton College
- Large sash windows allow lots of natural daylight into the property.
- Council tax band B
- 12-month tenancy

• A holding deposit of £530 will be required to secure the Property, equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent

• The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



**Communal Entrance Hall**

LVT flooring, original ceiling coving, meter cupboards and stairs ascending to the first floor.

**Entrance Hall**

Stairs ascend to first floor

**Landing**

Split level with stairs to second floor, utility cupboard, space for washer dryer and worktops over. Access to insulated loft space with light and loft ladder and potential to convert (subject to usual contents) Newly fitted boiler also in loft space.

**Lounge**

5.43m x 4.41m (17'9" x 14'5")

Bay window with sash windows plus additional sash window, LVT flooring, high ceilings with covings, archway to:

**Recessed Kitchen**

3.52m x 2.10m (11'6" x 6'10")

Modern fitted kitchen with range of units at both eye and base level, white stone worktops with matching splash backs and fitted shelving. Inset sink with brass mixer tap, built in oven (with air fryer mode), induction hob with extractor over, integrated dishwasher and fridge freezer as well as LVT flooring.

**Bedroom**

3.48m x 2.83m (11'5" x 9'3")

Sash window to rear.

**Shower Room**

Large marble effect tiled flooring and walls, walk in shower enclosure with obscured glass and recessed shelving for toiletries, matte black shower with raised shower head and hand shower on riser. Floating wash basin with matte black mixer tap, incorporating unit with drawer beneath and mirror with LED lighting over, low level WC, matte black heated towel rail and window to rear.

**SECOND FLOOR**

Mini Landing.

**Bedroom**

4.42m x 2.87m (14'6" x 9'4")

Sash window to rear.



- Two High Spec Double Bedrooms
- Completely Refurbished with New Bathroom and Kitchen
- Unfurnished
- Luxury Shower Room with a Separate Utility Cupboard
- Large Sash Windows Allow Lots of Natural Daylight into the Property
- Located in Kemp Towns Trendy Village and Moments From Royal Sussex County Hospital
- Council Tax Band B
- 12-Month Tenancy
- Available Now

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

Council Tax Band: **B**