



Chichester Place, Brighton BN2
£800,000

**ASTON
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Sales and Lettings

INTRODUCING

Chichester Place, BN2

3 Bedrooms | 3 Bathrooms | 1 Living Room
1498Sq Ft | Kemp Town | Off-Street Parking

3 mins walk from the seafront, the café culture of Kemptown Village and just 5 from the County Hospital this smart, 3 bed town house with a very rare off street space is ideal as a glamorous coastal home or high end investment. Built in Georgian style, the wow factor kicks in as soon as you step into a sophisticated living room which opens to a private patio and continues all the way through the streamlined kitchen and first floor luxury bathroom to the three stylish bedrooms – all en-suite. The integral garage has been converted into a lovely room, used as a therapy room but could revert to being a garage if you prefer. A chic, sought after location by the sea with beach bars and a new Lido, the Village has access to good schools including Brighton College and plenty of amenities including independent shops, a pharmacy and small Co-Op as well as a popular farmer's market. Buses reach Brighton's direct trains to Gatwick and London in about 15 mins whilst a 20 minute walk along the promenade will take you to the pier and famous Lanes, or to the marina.

- Luxury 3 bed townhouse
- Off street parking & converted garage
- Ideal home or investment
- All beds are en-suite
- Close to seafront & hospital
- Chic Kemptown Village
- Walk to Lanes





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On the edge of a 1989 luxury development of Georgian style townhouses, this impressive property has off street parking by a smart front garden, and although the garage has been converted into an inviting place from which to work from home, it could revert back to a garage. Full of light with timber framed double glazing and attractive first floor balcony, initial impressions are good and continue into a stylish hallway with access to the therapy room.

Ahead, the kitchen breakfast room has ample space for stylish entertaining and opens to a spacious patio for seamless, al fresco dining. Inside there's an easy flow with a practical layout and this is a kitchen ready for use with all of the appliances already integrated for you.

Outside, the patio is paved with a sociable, raised deck with glamorous led lighting set in it. As the end of the terrace of new houses this patio is larger than many and facing east and open to the south, it's an inviting sun trap scented by roses.

Upstairs there's a discreet guest w.c. tucked away and ahead, the spacious living room is elegant with plenty of space to share and windows to the west opening to a canopied balcony. Next door, looking over gardens at the back, the guest room has designer wallpaper and a chic en-suite shower room.

Peaceful on the top floor the second double bedroom also has open views, so it isn't directly overlooked. There's a fitted wardrobe waiting and its airy en-suite is big enough for a bath with a shower above it- and a bidet. Private and ready to move into, the beautiful principal bedroom is a restful retreat to relax in with generous proportions, plenty of wardrobes to fill and a private shower room.





Vendor's Comments:

“Close to the sea with lovely local shops, the location is great as although hidden from tourists you can still walk to the Lanes. We love the historic area, and this property is one of a few which is modern with a garage and outside space. Although quiet, the location will suit busy lives as there is easy access to all that Brighton has to offer as well as almost 24hr transport links to the stations and airports.”





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LOCATION GUIDE

Good to Know

Shops: Kemptown Village 3 mins, The Lanes and Pavilion 20 min walk, approx.

Train Station: Brighton Station about 15 mins by bus

Seafront or Park: Seafront 3 minute walk, Queen's Park with tennis courts 5 mins walk

Countryside walks of East Brighton Park 3 mins by car same zone

Education

Primary: St Luke's, Queen's Park

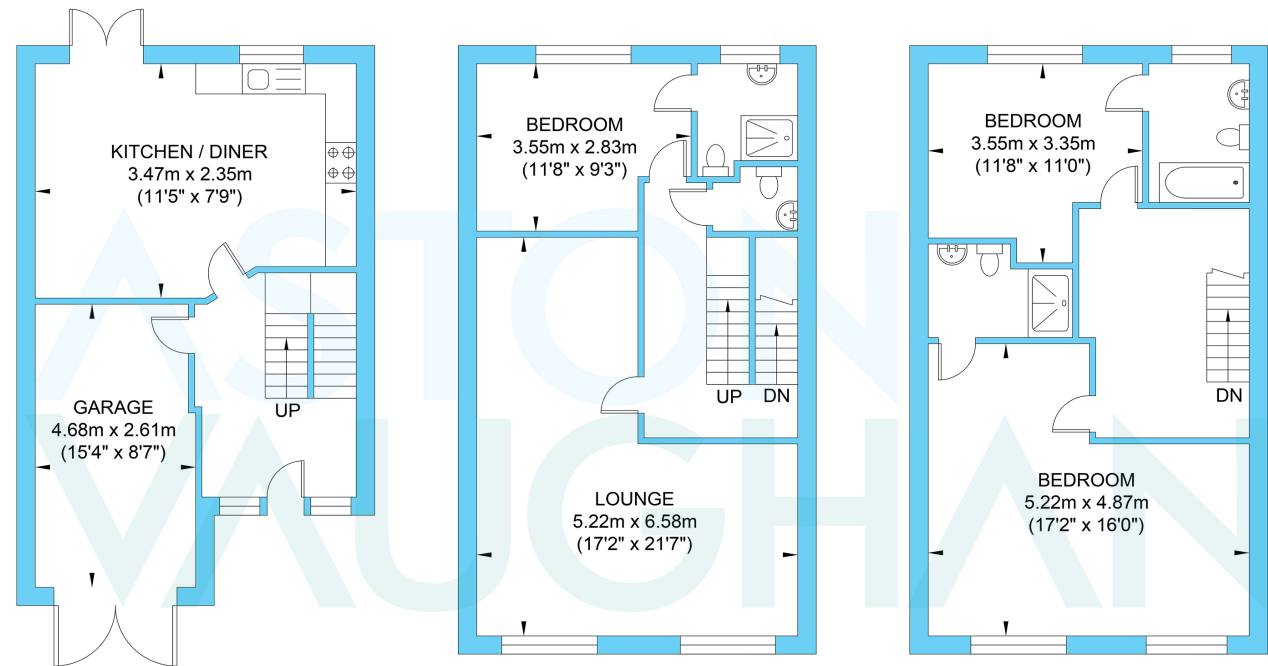
Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

If you want an easy, coastal lifestyle, this turnkey property is in a sought after area in Kemptown Village, bordered by beaches with a bohemian mix of cafés, shops, restaurants and other local amenities. Within minutes of the international shopping, restaurants, cinemas and theatres of central Brighton and the waterfront facilities of the Marina, it's great for professionals with the County Hospital, Brighton College, Law Courts, Police Station and Amex as well as parks nearby. Bus routes serve the whole of Brighton & Hove, the mainline station with fast links to Gatwick and London is easy to reach and if you need a car for work, permit zone H has no waiting list at this time.

Chichester Place



Ground Floor
Approximate Floor Area
441.32 sq ft
(41.0 sq m)

First Floor
Approximate Floor Area
528.50 sq ft
(49.10 sq m)

Second Floor
Approximate Floor Area
528.50 sq ft
(49.10 sq m)

Approximate Gross Internal Area = 139.20 sq m / 1498.33 sq ft

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