



Chesham Place, Brighton, BN2

£3,500,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Chesham House, Brighton, BN2

5 Bedrooms | 3 Bathrooms | 2 Living Rooms

6262 sq ft | Private Westerly Garden

Kempton Village | Self-Contained Apartment - subject to consent

With the sea at the end of the Grade II listed Regency terrace, this majestic five bed, three bathroom house is a rare find complete with a lower ground floor with planning consent to create a 2-bedroom self-contained apartment. In fashionable Kempton Village, this house is 1 minute from the beach, 6 minutes' walk from the county hospital and 3-5 minute drive from outstanding schools such as St Luke's and Brighton College. The picturesque Lanes are a 15 minute seafront stroll and Brighton Station's direct trains to Gatwick and London are 5-8 minutes by cab. Inside delivers a design-led, sociable lifestyle with an elegant family room and stunning kitchen dining room which leads to a large west facing garden, and iconic first floor reception which opens to a balcony with views to the sea. There is a classic private study, 5 stylish bedrooms and a principal suite. What's more, the four rooms of the lower floor (122m² / 1316 ft²) inspire ideas such as home working or inter-generational living – subject to consents.

Kempton village is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as a small supermarket and a pharmacy. Just a few minutes from the heart of the city by cab, residents enjoy nearby beaches with volleyball courts, playground, yoga centre and outdoor swimming pools.

- Rare opportunity to purchase entire Regency house
- Chic Kempton Village location
- Beautiful, landscaped garden
- Balcony with sea views
- Walk to the sea, Kempton village & Royal Pavilion
- 15 mins by bus to station for Gatwick & London
- County Hospital 6 minute walk
- Nearby schools - Brighton College, St Luke's
- Lower floor with development potential – subject to consents
- Parking zone H – plentiful on-street parking & no waiting list

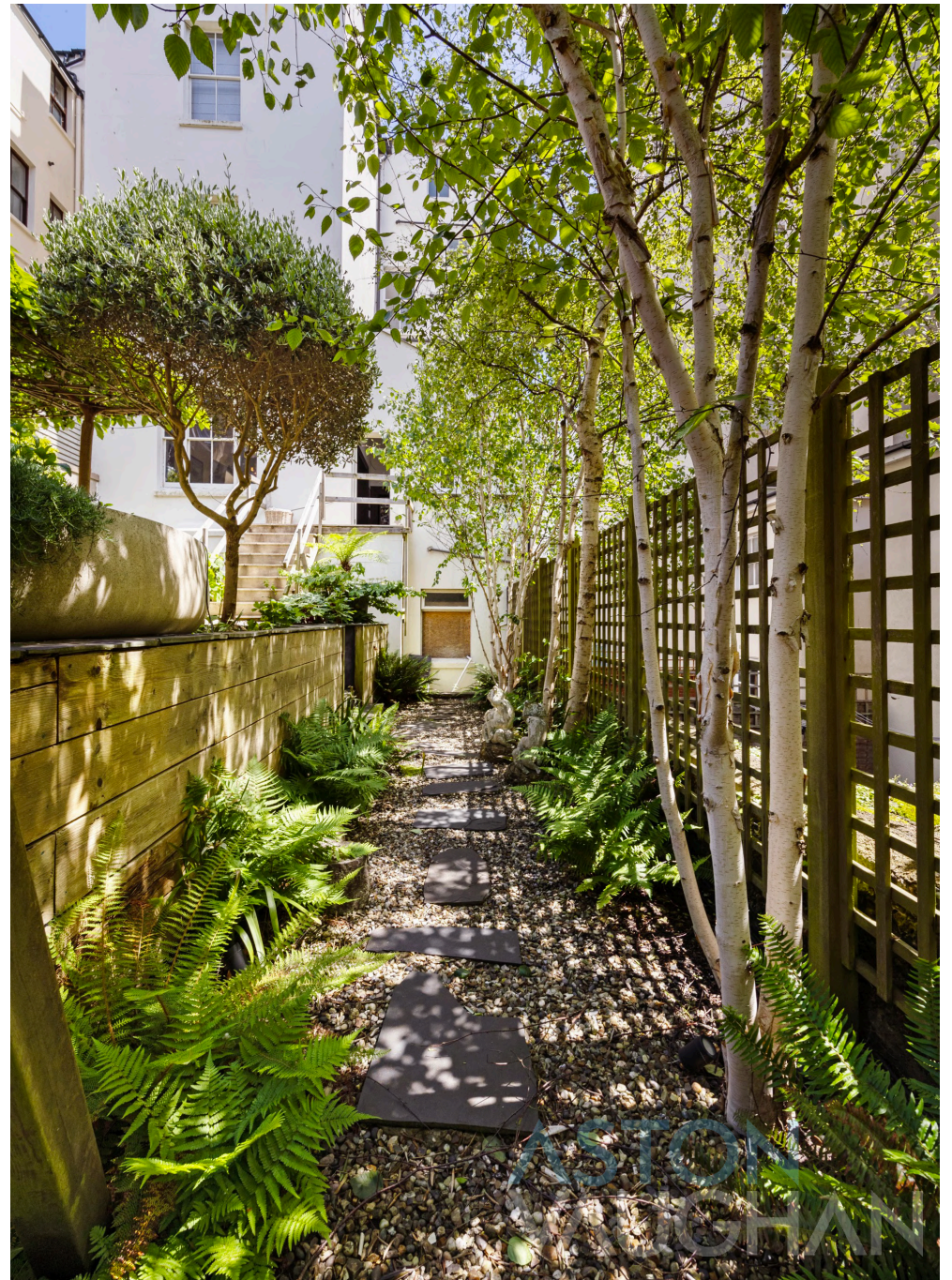




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Introduction

A rare city hot spot, this is a once in a lifetime chance to own a complete Grade II listed Brighton Regency residence. Brought back to its former glory with four design-led storeys, most of the work is also done on the lower level - which has potential to become self-contained, subject to consents. Although this location does not insist on a car, there is ample permit parking and no waiting list for zone H (at time of writing).





The Entrance Hall & Family Room

Steeped in history, the gracious proportions of the hallway are inviting and both an internal staircase to the lower floor and a guest w.c are hidden away.

The sunny family room has 6.85m x 6.6m (22'6" x 21'6") of versatile space. With dual aspect and oblique sea views, four large windows (with original shutters) face south-eastward, making the most of the house's end terrace position. With historic plasterwork overhead and cast iron radiator, the décor is in keeping with the age of the building.

The Dining Room, Kitchen & Utility

Spanning the back of this big, inviting residence the spacious dining area allows friends and family to dine in seclusion, enjoying the handsome fireplace and custom-built lit cabinets, all whilst enjoying the westerly garden view.

Full of sunshine streaming through vaulted skylights, the high-spec kitchen is tucked behind a sociable island. Custom coloured units deliver plenty of storage and the stone surfaces look great, but are also practical. Integrated appliances include a dishwasher, a black electric AGA with summertime back up gas module and a dishwasher – plus there is designated space for a large fridge freezer. Finally, a broad door leads to the garden, perfect for summers outside. And at present, the useful utility room is on the lower floor.





The Garden

A Mediterranean inspired, secure garden, this tranquil space is surrounded by private gardens on three sides and functions perfectly as another room of the house during warm summer months. The stylish focus of the landscaped grounds is a lit gazebo, where mature vines shield you from the high summer heat and in Italianate style, twin broad steps lead down to a lower play area.

The First Floor Reception & Study

With windows which rise from floor to ceiling and curve along the frontage of the house to frame the unique setting, the grand reception can't help but impress, especially as the room flows out to a wrought iron balcony with oblique sea views. Next door, the study is blissfully quiet with space to share, and the handmade cabinets painted in heritage hues do not disturb the Regency frieze.



The Guest Bedroom & Bathroom

Up past organised storage to a broad landing (with even more storage beneath the stairs), the first double bedroom is ideal for guests with calm decoration, fitted wardrobes and garden views, as well as easy access to a chic bathroom on the nearby landing.

The Principal Suite

The beautiful principal suite sits in stunning setting, enjoying beautiful views even in bed. With the graceful proportions only Regency properties provide, this restful master boasts a limestone fireplace as well as access to an en-suite which fuses Regency influence with contemporary design - such as a freestanding studded bathtub with Lefroy fittings, dual headed walk in shower and one piece Heritage hand wash basins.





Three Family Double Bedrooms and Bathroom

Up beneath a rooflight, this floor would be perfect for an au-pair to be close to the children. The central bathroom continues the theme of skilful design with two adjacent showers - both with rainfall heads and wands. Plus, there are also twin hand basins.

At the back, the dual aspect double bedroom is big and bright with built in wardrobes. And at the front, two light and spacious bedrooms ooze charm. Lit in the morning by the south-easterly sunshine, these rooms also offer mesmerising sea views.

The Lower Floor: 122 m2 (1316 sq ft)

Built to bring in natural light, the four rooms on the lower floor extends across 122m2 (1316 sq. ft.). With updated electrics, plumbing and plastering, most of the work has been completed so you just have to choose your layout, use of rooms, and finish. Although connected to the main house by a staircase it has a separate entrance to the street with caverns by it and so could become a self- contained apartment – subject to consents.

What the owner says:

“The house is beautiful with open views to the sea or of the garden from every room. We wanted to keep the integrity of this rare, unspoilt house whilst making it a comfortable, contemporary home. We have used only high quality fittings and local craftsmen, and we hope you will love it as much as we have. There are plenty of activities for any age group along the seafront opposite or in Queen’s Park which is just a short walk, and Kemptown has something for everyone from enjoying picnics on the beach, exploring the beach bars or enjoying the vast choice of restaurants and festivals.”



LOCATION GUIDE

Good to Know

1 min to beach, 2 mins walk to shops & cafés

Brighton Station approx. 8 mins drive

**Queen's Park's tennis courts, café, playground 5-10 mins walk,
Marina & Lanes 15-20 mins walk**

Education

Primary: St Luke's Primary outstanding 5 mins drive

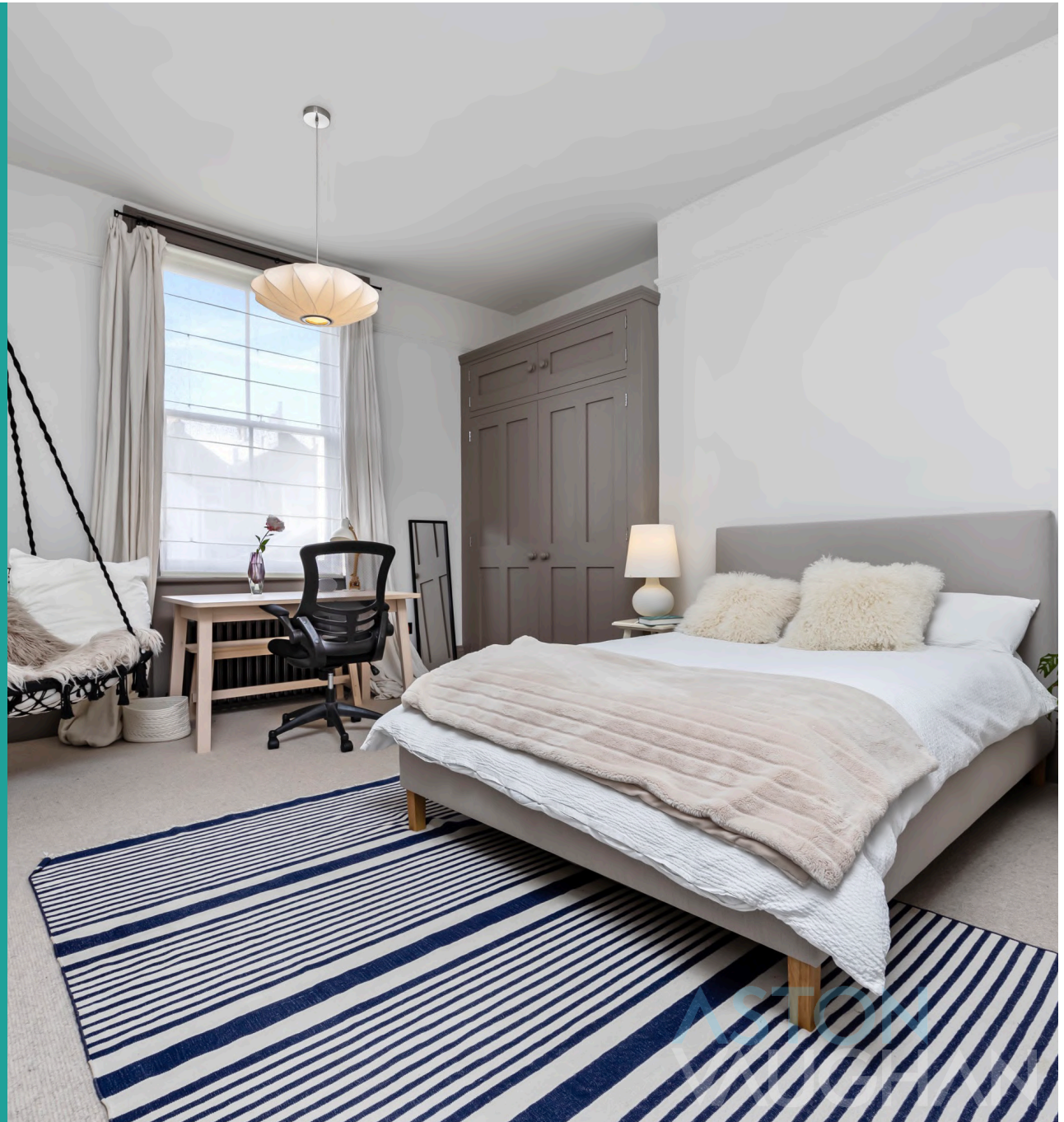
Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

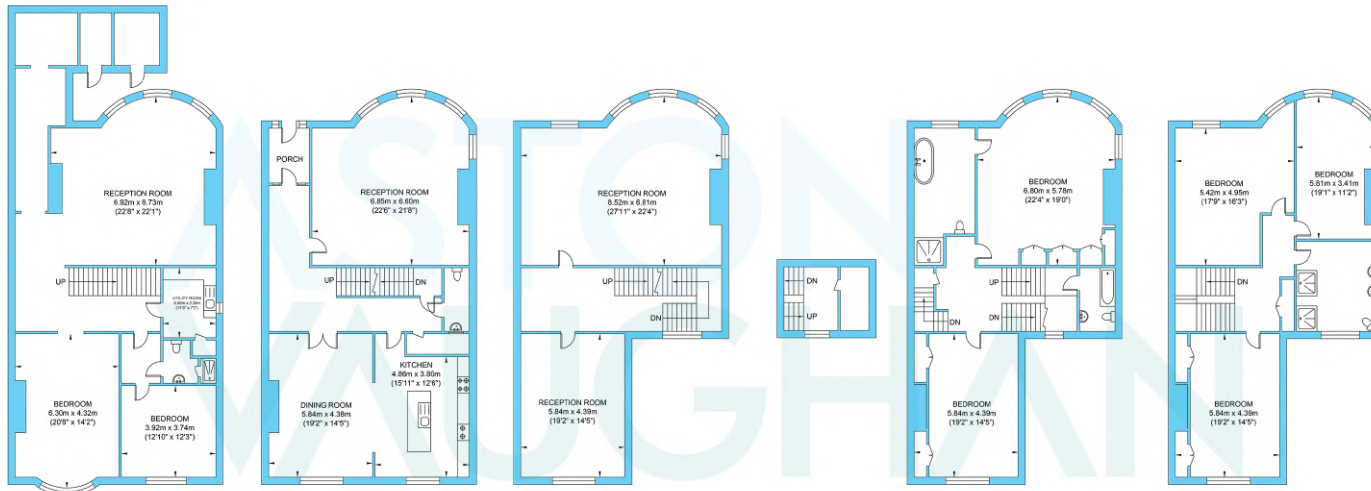
Private: Brighton College, Roedean, Lancing

Location Guide

Kempton Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15-20 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting - or letting-feasible. For those who need a car, both the A23/27 and coast road are nearby.



Chesham Place



Lower Ground Floor
Approximate Floor Area
1533.85 sq ft
(142.50 sq m)

Ground Floor
Approximate Floor Area
1358.40 sq ft
(126.20 sq m)

First Floor
Approximate Floor Area
1087.15 sq ft
(101.0 sq m)

First / Second Floor
Half Landing
Approximate Floor Area
99.24 sq ft
(9.22 sq m)

Second Floor
Approximate Floor Area
1091.48 sq ft
(101.40 sq m)

Third Floor
Approximate Floor Area
1092.53 sq ft
(101.50 sq m)

Approximate Gross Internal Area = 581.82 sq m / 6262.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

