



Chesham Place, Brighton BN2
Offers In Excess Of £300,000

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Sales and Lettings

INTRODUCING

Chesham Place, BN2

1 Bedroom | 1 Bathrooms | 1 Living Room
604 Sq Ft | Kemp Town

This glamorous one bedroom apartment has it all - an irresistible blend of classic proportions, oblique views of the sea at the end of this Grade II listed Regency terrace and the al fresco lifestyle of Kemptown Village around the corner. Quiet and secure on the 2nd storey of a majestic, historic building, inside has been transformed into a stylish contemporary retreat which is good to go. The sophisticated living room has a rare gas fire and the separate kitchen has space to be sociable. The spacious bedroom is light and inviting and the luxury bathroom is lined with marble. Its exclusive location is ideal for professionals or investors as the County Hospital is a 6 min walk and major employers including Brighton College, the legal quarter and Amex are also walkable or within a 15 min bus ride and for commuters, there are direct trains to Gatwick and London from Brighton Station which is about 15 mins by bus or 7 by cab.

- Luxury apartment Grade II Regency terrace
- Share of Freehold
- Sea views – beach at the end of the road
- 1 double bedroom, 1 bathroom, kitchen
- Good to go as a home or for holidays
- Fashionable Kemptown Village
- Plentiful permit parking zone H no list
- Council Tax Band C





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One of the most sought after locations in the city, the village is off the main tourist trail with a range of amenities including a Co-Op, pharmacy, farmer's market, Lido, yoga centre and beach bars whilst a scenic 15 minute walk along the promenade takes you to the The Royal Pavilion, surrounding arts venues and picturesque Lanes or to the waterfront restaurants, cinemas and health club of the Marina. And now is the time to buy with substantial improvements taking place along the seafront.

Within a statuesque, bow fronted building protected by an entry system this fabulous apartment on the second floor fuses picturesque views over graceful buildings stepping to the sea and beautiful interior design which will stand the test of time.

A classic beauty with two stately windows which follow the graceful front bow of this historic building and bring in oblique sea views, the reception is a restful refuge to return to where you can enjoy the special atmosphere of this glamorous seaside location. Next door the bright, modern kitchen also has great views to open water and has space to be sociable. Good to go with plenty of storage and practical working surfaces, the appliances are all freestanding for ease of maintenance and the vendors are willing to discuss those in situ.

Central to the apartment, the luxury bathroom is lined with Italian marble and has a dual head shower over the bath and a streamlined vanity unit under the handbasin.





Quiet, comfortable and private at the back of the building, the principal bedroom shimmers in designer paper. With a high ceiling and large window it is light and airy and with fitted storage and garden views, it is easy to forget that you are within just moments of the beach with beach bars, cafes and a new Lido to enjoy and only a few mins walk from the historic cultural heart of the city.

Vendor's Comments:

"This is a great apartment which offers the best of the city with beach at the bottom of the terrace and both the Marina and Royal Pavilions within an easy walk – along the seafront. It suits a busy lifestyle if you work at the hospital, central Brighton or commute with good bus routes, and the village has plenty of shops which open early and close late. There are lots of restaurants and bars to choose from, and it's also a friendly spot, so you'll soon meet people if you're new to the city."





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LOCATION GUIDE

Good to Know

Shops: Local shops, cafes and restaurants 2 mins on foot,

The Lanes 15-20 to walk, 5 by cab, Marina's health club, cinemas 10 on foot

Train Station: Brighton Station about 15 mins by bus

Seafront or Park: Seafront 1 min at the end of the terrace, 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

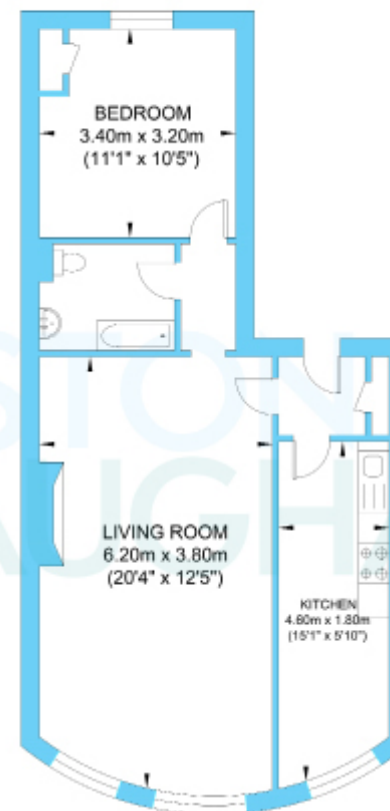
Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

With the sea at the end of the terrace, Kemptown Village is on the doorstep with a cool but unpretentious vibe and variety of friendly local amenities. The cultural heart of the city is within walking distance, and the international city centre and cosmopolitan waterfront restaurants of the Marina are both easy to reach. Near to good schools including award winning Brighton College, it is also well served for green spaces which also host events during festivals. Ideal for professionals, Kemptown hosts the law courts, Amex and hospital and for those who need to travel, the station serving Gatwick and London is easy to reach on foot, by bus or by cab, and access to the A 23/A27 for Gatwick, London or Lewes is swift. heart of our coastal city.

Chesham Place



Approximate Floor Area
604.93 sq ft
(56.20 sq m)

Approximate Gross Internal Area = 56.20 sq m / 604.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.