

FREEHOLD



House - Terraced (EPC Rating: D)

12 CHESHAM ROAD, BRIGHTON, BN2 1NB

Guide Price

£800,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Terraced located in Brighton

Guide Price £800,000 - £850,000

Situated close to Kemptown Village, just two blocks back from the sea, this beautiful 4 bedroom Victorian home is situated on a particularly quiet stretch of road, providing a serene retreat from the hustle and bustle. The house is full of period features and the stylish kitchen breakfast room is perfect for entertaining, with doors that open onto a walled garden. Upstairs, one of the spacious double bedrooms currently serves as an elegant reception room with an open fire, while the principal bedroom offers a tranquil space with open views. This prime location, between Kemptown Village and East Brighton Park's playground, café, and sports facilities, also offers easy access to bus routes, the A23, and the A27, making it both peaceful and convenient.

Inside, the home's elegant proportions have been thoughtfully preserved, with careful attention given to maintaining the building's original character while introducing a modern, open layout. The hallway, painted in classic Farrow & Ball tones, features period finials that highlight the staircase and the original floorboards, guiding you effortlessly through the house toward the garden, visible at the end of the hall.

The living room features a large south facing bay window to maximise the natural light. The space has been thoughtfully opened up into the dining room to create an expansive space – perfect for both entertaining and family gatherings. The living area features an ornate fireplace now equipped with a convenient coal-effect gas fire, flanked by custom-built shelving. Overhead, a stunning frieze adds to the room's charm, while the dining area retains its original open fireplace, with traditional cabinets nestled into the alcoves.

To the rear, the kitchen breakfast room features French doors that lead directly to the courtyard garden. The kitchen offers ample storage, practical work surfaces, and adjustable lighting. A Smeg multi-fuel range may remain, depending on circumstances, and plumbing is ready for a washing machine. A broad bay window to the west includes built-in seating, providing plenty of space for a family table. The garden is notably spacious for the area, well-lit, and offers more privacy than most. It's paved with traditional Sussex brick, wraps around to the west, and features high walls that make it a secure spot, ideal for children and pets.

Back inside, the first-floor landing leads to a stylish bathroom that blends historical charm, highlighted by a quaint Victorian fireplace, with modern luxury. The bathroom features a shower over the bath, a cabinet beneath the sink, and towel-warming rails. Additional conveniences include underfloor heating and ample storage in the loft space above. Next door, the attention to detail carries over into a well-lit cloakroom, which includes a second toilet and a handbasin.

Upstairs, the guest bedroom, with its soaring ceiling and floral frieze, serves as a sophisticated reception area. This light-filled room features an ornate marble fireplace that adds charm, while a large radiator ensures warmth even when the fire isn't lit. Adjacent, the second double bedroom offers a peaceful retreat with seasonal leafy views and two fitted wardrobes. On the second floor, the third double bedroom, situated at the back of the house, overlooks a tree-lined walkway and provides access to the loft. The spacious principal bedroom, measuring 5.22m x 4.81m (17'1 x 15'9), includes ample wardrobe space flanking a stylish open fireplace and offers plenty of room for additional furniture. A tranquil haven, this room features a window seat with built-in storage beneath the broad south bay window, offering open views across neighboring rooftops toward the sea.

where it is...

Shops: Kemptown Village on the doorstep, The Lanes 20-25 min walk, 7ish by cab
Train Station: Brighton 15-20 by bus
Seafront or Park: Seafront 4 mins walk, East Brighton Park 2 by car, 10 on foot

Closest Schools:

Primary: St Mark's, St Luke's, Queen's Park,
Secondary: Varndean or Dorothy Stringer
Sixth Form: Varndean, Brighton MET
Private: Brighton College, Brighton Waldorf, Roedean

owner's secret...

"Living in this house has been a true joy. The quiet location offers a peaceful retreat while still being so



close to town, making it incredibly convenient. I've always appreciated the high ceilings, which create a wonderful sense of space throughout the home. The garden has been a fantastic feature as well; its secure layout has provided a safe and enjoyable outdoor area for relaxation and gatherings with friends and neighbours."

Known for its bohemian atmosphere, specialist shops and a farmer's market as well as having a Co-Op, a post office and a chemist, Kemptown Village is a sought after location by the sea. Its beaches are not yet discovered by crowds of tourists but have seafront bars, a lido, yoga studios, volleyball courts and Concord II, and both the marina and the pier are a stroll. Favoured by local professionals the hospital, law centres and Amex are nearby and the theatres and Lanes at Brighton's historic heart are also within walking distance, either along the seafront or St James' Street – which also hosts Pride. Although there's no list for permit parking, you're not tied to a car as buses go into the city and the station or out along the coast to the National Park.



Chesham Road



Ground Floor
Approximate Floor Area
617.95 sq ft
(57.41 sq m)

First Floor
Approximate Floor Area
592.12 sq ft
(55.01 sq m)

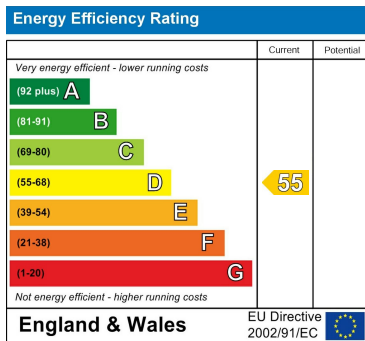
Top Floor
Approximate Floor Area
452.73 sq ft
(42.06 sq m)

Approximate Gross Internal Area = 154.48 sq m / 1662.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.