

LEASEHOLD



Apartment (EPC Rating: D)

BASEMENT FLAT 2, 14, KESLAKE HOUSE CHICHESTER TERRACE, BRIGHTON, BN2 15Q

£600,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Apartment located in Brighton

This exceptional three-bedroom apartment, with its own front and rear entrances, combines sophisticated spaces for entertaining with three tranquil double bedrooms on the lower floor, including a peaceful principal suite that opens into a charming courtyard. The apartment, part of a grand end-of-terrace mansion adorned with a Doric porch and topped with a Belvedere, makes a bold statement. Inside, you'll find a stylish reception/dining room ideal for social gatherings, a bright and airy kitchen opening to a central courtyard, and 1,195 square feet of versatile space perfect for those who work from home or seek shared living. Chichester Terrace is situated within Kemp's vision of 'Belgravia by the Sea', one of the UK's most significant architectural gems, offering access to exclusive garden enclosures and a tunnel leading to the beach. A short stroll takes you to the waterfront restaurants of the Marina or the vibrant café culture of Kemptown. The County Hospital, Brighton College, and the train station—serving both airports and London—are all easily accessible, while the charming shopping, bistros, and art venues of this legendary coastal resort are just a scenic walk or a few minutes by taxi.

Grade I listed Chichester Terrace is one of the UK's finest Regency developments and one of only two in our coastal city offering private gardens for residents. Although mere minutes from the city's historic cultural center, this peaceful retreat on the lower floor of a magnificent building offers a serene escape from the hustle and bustle. Designed with an emphasis on natural light, this property has been thoughtfully modernized, balancing spaciousness and style in every room.

The apartment is accessed through a gated entrance leading into a south-facing courtyard, perfect for a bistro set. Upon entering the apartment, you are greeted by a living/dining room of classic elegance. A broad window with a built-in seat doubles as storage, and a gleaming parquet floor stretches beneath your feet. The space is light and airy during the day, while ambient lighting options create a cosy atmosphere in the evening. With generous dimensions of 21'5 x 18'0 (6.55m x 5.50m), this room offers ample space for work, relaxation, or entertainment.

At the far end of the room, a door leads to a central passage, where you'll find one double bedroom and a versatile office space, both tucked quietly at the back. The bedroom offers privacy and overlooks the central courtyard, while the office space provides a peaceful setting for work, also with views of the courtyard. Both rooms are generously sized and decorated in a simple, stylish manner. Across the hall, the contemporary bathroom is spacious enough to accommodate both a statement tub with a shower attachment and a separate walk-in shower with dual heads. It also features a vanity unit below the hand basin, lit mirrored cabinets above, and a second WC next door.

The kitchen, located at the heart of the home, is designed for both function and style with wood countertops and ample storage. A large walk-in pantry ensures the space remains clutter-free, while three lighting options provide flexibility for evening use. The kitchen is plumbed for a dishwasher, washing machine, and dryer. A door opens from the kitchen to the central courtyard, offering a delightful space for entertaining, with room for a breakfast table or workstation bathed in natural light.

The principal bedroom, positioned at the back of the apartment, is a serene retreat with windows on both the south and west sides, framing the central courtyard. The courtyard wraps around the room and leads to a shared rear courtyard with steps to the quiet street behind home to Kemptown's famous Marmalade café. Residents also enjoy access to 7.5 acres of meticulously maintained private gardens for a small annual fee, along with a tunnel leading directly to the beach.

Shops: Local 3 minutes, Georgian Lanes a 20-25 minute walk, 7-10 by cab

Train Station: Brighton about 15 minutes by bus

Seafront or Park: The beach is reached through the tunnel in the gated gardens

closest schools:

Primary: St Mark's, Queen's Park

Secondary: Varndean or Dorothy Stringer

Private:

Brighton College, Brighton Waldorf School, Roedean, Brighton & Hove High

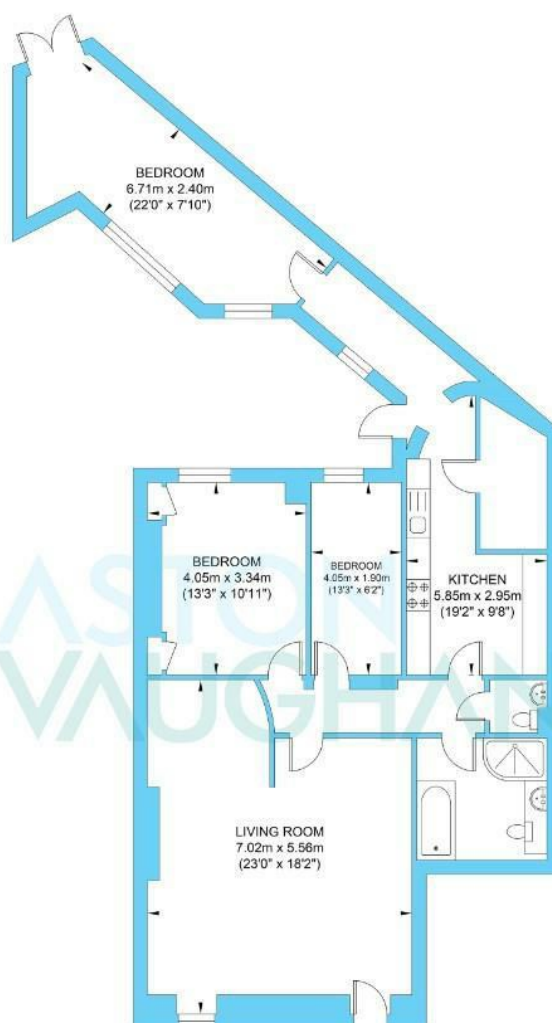
In one of Brighton's most glamorous locations within walking distance of the Marina with its cosmopolitan



waterfront restaurants, health club, shops and cinemas, this beautiful apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass'. For the exclusive use of the residents of the Kemptown Estate they are not only private and secure, but also a social focal point of a vibrant and inclusive community. A fifteen minute walk past the County Hospital and award winning Brighton College takes you to the heart of Kemptown with its fashionable al fresco lifestyle, patisseries, bars and restaurants, whilst a scenic 20-25 minute seafront stroll – or 7/10 minute cab ride- takes you to the cultural heart of the city.



Chichester Terrace



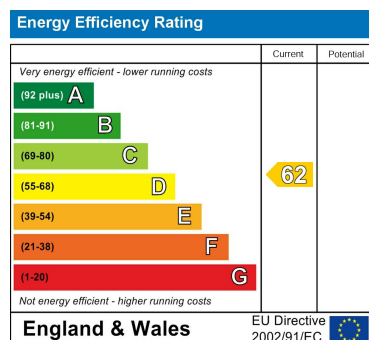
Lower Ground Floor
Approximate Floor Area
1193.50 sq ft
(110.88 sq m)

Approximate Gross Internal Area = 110.88sq m / 1193.50 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.