



Chesham Road, BN2

Offers In Excess Of £250,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Chesham Road, BN2

1 Bedroom | 1 Reception Room | 1 Bathroom | 570 sq ft |

Located just minutes from Kemptown Seafront and St Georges Road, this attractive one-bedroom, first floor flat is incredibly peaceful for somewhere so central. It resides within a substantial Victorian townhouse giving it the high ceilings and period features of the era which provide character to every room. It has been modernised throughout, yet there remains plenty of scope for further renovations which would add value or allow new owners to put their own stamp on the place.

Externally the building has been well maintained, standing uniform with its neighbours in white with its architectural features picked out in black. Stairs rise to the first floor where this flat resides with a front door opening to the hallway where the kitchen is ahead. With a modern take on a period style, the kitchen has a central range cooker below a hood fitted to a wall of metro brick tiles – as were so popular in the Victorian era. Ample storage sits at base and eye levels, allowing space for a freestanding fridge freezer, dishwasher and washing machine – all of which may be included with the sale by separate negotiation.

Moving through to the living room at the front of the house, the ceiling soars and a grand marble fireplace takes centre stage. Within the deep bay is space for a dining table and chairs, so you can watch the world go by as you eat, while the rest of the room has ample space for comfortable furnishings to cosy up on in the evening.

Next door, the bedroom shares the same aspect as the living room with a tall casement window looking out over the quiet street. There is space for a double bed alongside a deep built-in wardrobe to maximise the floor space.

Across the hall, the bathroom sits down a couple of steps and is another great sized room with a shower over a modern bath suite and yet more storage for linens and towels.





Vendor's Comments:

"This has been an amazing rental investment for us as the location is ideal. We have maintained the flat, but there are plenty of modernisations which would add value, such as adding gas central heating. Kemp Town has a unique and amazing energy distinct within Brighton. It is diverse and welcoming with a real sense of community, so having the beach on your doorstep is the icing on the cake."

Education:

Primary: Queens Park Primary School, Middle Street Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

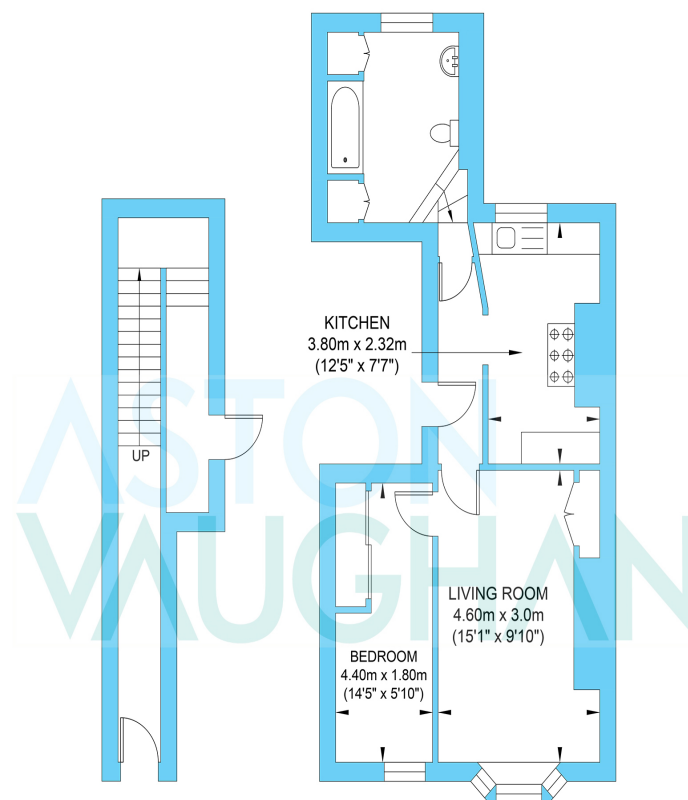
Private: Brighton College and Prep, Montessori School

Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this sunny apartment. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Brighton Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is 30 minutes on foot (10-minute cycle) or a short bus ride away, with its fast service to Gatwick and London, and there's no waiting list for this parking zone. With flexible living spaces, beautiful features and a fantastic coastal location, this property will appeal to families, investors and professionals alike.

Chesham Road



Ground Floor
Approximate Floor Area
117.64 sq ft
(10.93 sq m)

First Floor
Approximate Floor Area
452.94 sq ft
(42.08 sq m)

Approximate Gross Internal Area = 53.01 sq m / 570.58 sq ft

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