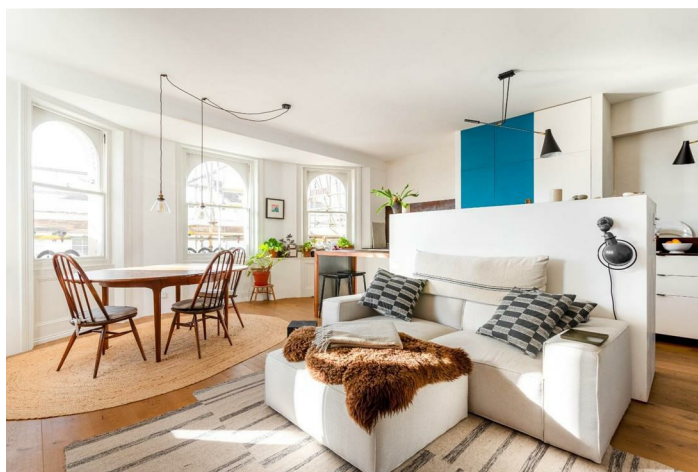


LEASEHOLD



Apartment (EPC Rating: F)

FLAT 4, 21 CHESHAM PLACE, BRIGHTON, BN2 1FB

Offers In Excess Of

£650,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Welcome to this exceptional two-bedroom apartment, arranged across three floors and boasting a private roof terrace with uninterrupted sea views. Set within an elegant Regency building in the heart of Kemptown, Brighton, this stylish home combines period charm with contemporary design. Offered to the market chain-free.

Striking Three-Floor Seafront Apartment with Roof

Prime Location

Located on the quiet and highly desirable Chesham Place, just moments from the seafront, this upper-floor apartment offers a rare blend of peaceful living and coastal lifestyle. The building has recently been immaculately redecorated (Winter '24), including a full refurbishment of all sash windows with new glazing and draught-proofing.

Thoughtfully Designed Interiors

Accessed via the third floor, the apartment opens to a welcoming hallway featuring a large built-in storage cupboard, perfect for coats, shoes and sports gear. This floor also includes a stylish WC and a beautifully finished main bathroom with underfloor heating and clever storage solutions.

A staircase leads up to a bright, double-height landing, flooded with natural light from a rooflight and east-facing window – a haven for indoor plants. From here, a large floor-to-ceiling glazed door opens into the spectacular open-plan living, kitchen, and dining space.

Open-Plan Living with Sea Views

This spacious, light-filled room is the heart of the home, framed by four original arched sash windows with south and west-facing sea views. A built-in wooden bench under the south-facing window offers the perfect spot to enjoy the ever-changing horizon.

The area comfortably accommodates a large dining table and two sofas, with engineered oak flooring and enhanced sound insulation adding warmth and functionality.

The bespoke kitchen features striking steel worktops extending into a breakfast bar with seating for four. Integrated appliances include:

- Quooker boiling water tap
- Fan oven with separate grill
- Induction hob
- Dishwasher
- Full-height fridge-freezer
- Double-fronted larder cupboard with power sockets
- Recessed dimmable LED lighting completes this versatile space – perfect for everything from cosy dinners to bright morning coffees.

Bedrooms & Bathrooms

The main double bedroom on this level features oak flooring, a generous east-facing window, and extensive built-in wardrobes.

A custom steel staircase with spalted beech treads leads to the top floor and the second double bedroom. This inviting space includes original pine flooring, built-in bookshelves, and a modern ensuite shower room with underfloor heating, sleek tiling, and contemporary fittings. Discreet eaves storage runs along both sides—one side fitted with power and currently used for extra refrigeration, ideal for rooftop entertaining.

Private Roof Terrace

Accessed via a large sliding glass window and a few easy steps, the decked roof terrace offers a spectacular setting to relax, entertain, or simply take in the sweeping panoramic sea views.

Main Bathroom & Storage

The main bathroom, located on the entrance level, is



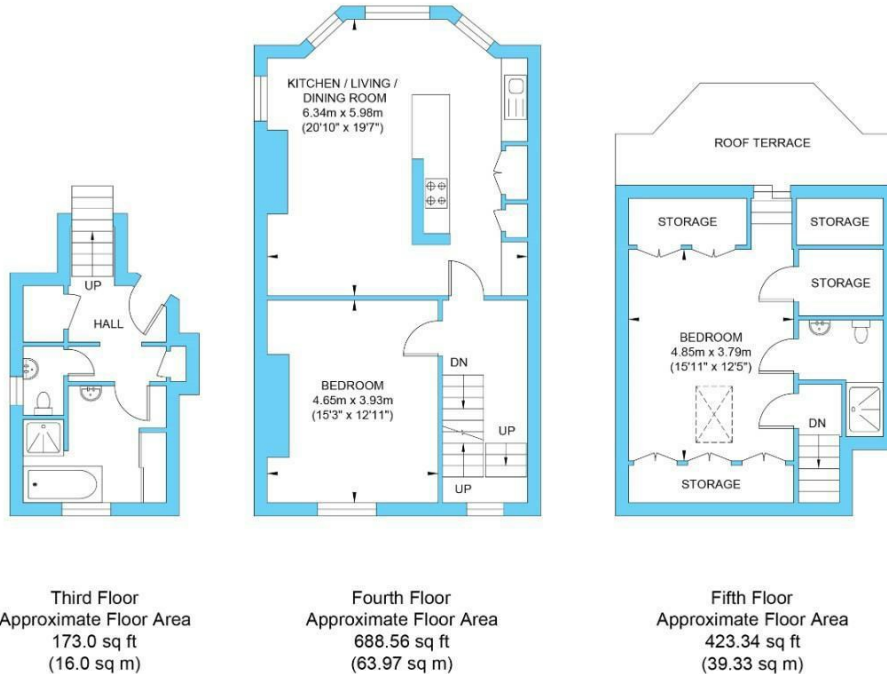
finished in polished microcement and includes:

- Double-ended enamel bath
- Walk-in rainfall and handheld shower
- Wall-mounted basin with birch ply-fronted drawer
- Large storage cupboard with dual immersion heater, drying racks & washing machine
- Underfloor heating

A separate WC with reeded glass window and marble-top wash basin sits nearby. Overhead, a generous storage loft is accessible via a drop-down ladder from the hallway.



Chesham Place



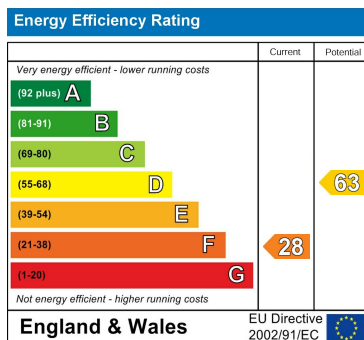
Approximate Gross Internal Area = 119.3 sq m / 1284.9 sq ft

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

Council Tax Band

F

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.