



hamlyn  
smith.

Chichester Terrace, Brighton, BN2 1FG

£250,000



# hamlyn smith.



1 Bedroom



1 Reception



1 Bathroom

**\*\*Guide price £250,000 - £275,000\*\***

Hamlyn Smith are delighted to present this one bedroom apartment on prestigious Chichester Terrace. The apartment comes with sole access to a courtyard garden and furthermore, has access to the extensive gardens of Kemp Town Enclosures on Sussex Square.

- 1 Bedroom Apartment
- Set Within The Elegant Terrace Of Chichester Terrace
- Direct Access onto Courtyard Garden
- Moments From The Beach & Marine Parade
- Access To The Kemp Town Enclosures
- No Onward Chain
- Ideal Holiday Home or Investment
- Viewings Highly Recommended







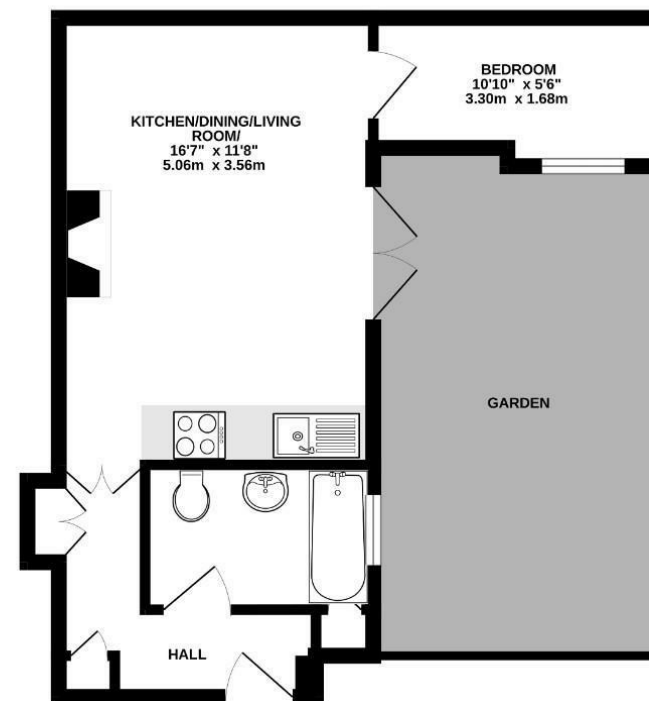


Chichester Terrace is an elegant terrace dating to the Regency period, set back from Marine Parade, on the seafront in the Kemptown district of Brighton. This terrace of houses was designed by Amon Wilds and Charles Augustin Busby for the developer Thomas Read Kemp. They were part of the Kemp Town Estate, which means that as owner of this apartment, you will have access to the seven acres of private gardens on Sussex Square. The gardens were landscaped in 1828 by Henry Phillips and also have access, through a tunnel, to the esplanade.

The apartment itself has a large, five-metre wide, open-plan kitchen/living/dining room with glazed doors which fill the room with light and open onto the courtyard. The beautiful lilac tree which grows in a container in the garden, will be included in the sale. There is also an extremely useful storage shed. Being at the back of the building, it is extremely quiet and peaceful here, even when the doors are open to the garden.

Back in the reception space, an attractive ornamental fireplace has a stone mantelpiece and surround. The kitchen area has an electric hob and electric fan oven, space for a washing machine and in-built fridge/freezer. Both the bedroom and the bathroom have windows onto the courtyard, bringing plenty of natural light into the whole of the flat. The bathroom has a white suite with an electric shower over the bath.

Living here, you are of course only moments from the beach, Marine Parade and Madeira Drive. Madeira Drive is the location for the new Sea Lanes development which has a 50m open-air heated swimming pool. Kemptown is home to a whole host of coffee shops, restaurants, pubs and bars. Bus routes run along Eastern Road and Marine Parade. Brighton station is only a short bus ride away.



## LOWER GROUND FLOOR

CHICHESTER TERRACE

TOTAL FLOOR AREA : 343 sq.ft. (31.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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