



## Chichester Terrace, Brighton

East Sussex

ASKING PRICE £775,000



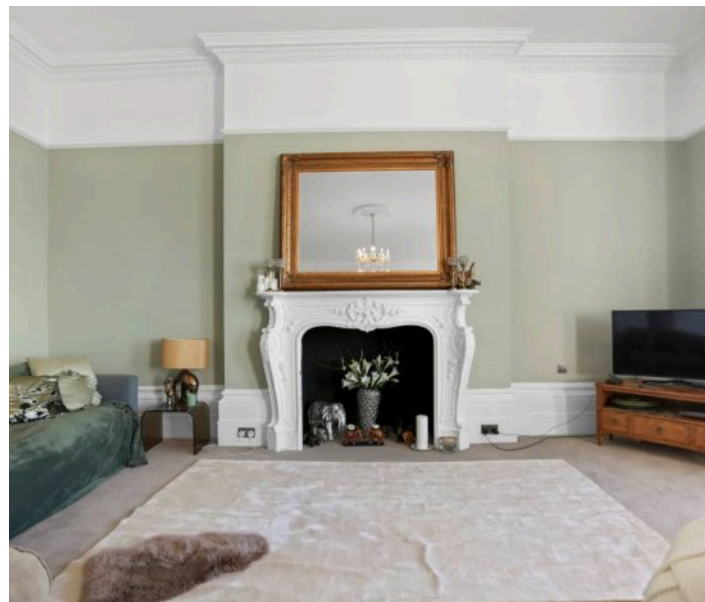


## Chichester House, Chichester Terrace

Excellently located in the Kemptown area of Brighton, adjacent to the seafront, an expansive TWO-BEDROOM GROUND-FLOOR PERIOD APARTMENT with TWO BATHROOMS. Sold with NO ONWARD CHAIN.

This impressive period residence is superbly positioned on the highly sought-after Chichester Terrace, offering a tranquil retreat in the heart of this prestigious seafront address. Rich in period charm, the apartment combines elegant original features with contemporary living.

A bright and welcoming entrance hallway creates an inviting first impression and benefits from a useful storage cupboard. The spacious reception and dining room is a standout feature, showcasing a beautiful curved bay with three large sash windows that frame wonderful sea views. Striking high ceilings, delicate cornicing, deep picture rails and skirting boards, together with a feature fireplace, enhance the room's refined character and sense of grandeur.



The separate kitchen is thoughtfully designed, featuring contemporary green cabinetry and a range of integrated appliances. The generous principal bedroom enjoys the luxury of a walk-in wardrobe and a stylish en-suite shower room, while a further well-proportioned double bedroom provides flexible accommodation for guests or a home office. An additional bathroom, finished in a classic white suite, completes this highly desirable apartment.

Residents have exclusive key access to six acres of beautifully maintained communal gardens and a private tunnel leading directly to the beach – a unique and historic feature believed to have inspired Lewis Carroll's *Alice's Adventures in Wonderland*.





### The Local Area

Located in the Kemp Town conservation area, only a short walk away from the beach, Chichester Terrace offers a peaceful setting within easy walking distance of the vibrant shops, bars and cafes of St George's Road, Eastern Road and Brighton Marina. From Artisan Coffee Houses to the vintage antique shops, when it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of James's Street and Edward Street are all close at hand, as are the ever-popular Reading Rooms, the Temple at Black Rock cafes and the Sea Lanes complex. The centre of Brighton, with its high street stores and famous Lanes, is all within easy reach.

Brighton train station, with its convenient mainline links for commuters, is just over a mile and a half away, and there are regular bus services into the centre of Brighton and Hove and out to Devil's Dyke, the marina and Rottingdean. Local schools include St John the Baptist Catholic School, Queens Park Primary School, Royal Spa Nursery School and Brighton College. Roedean School is a short drive along the coast road.

### Further Information

Situated in Parking Zone H, currently this apartment is in Council Tax band E, which is charged at £3,001.52 for 2025/26.

EPC Rating: C / Council Tax: E / Parking Zone: H

### TENURE & OUTGOINGS

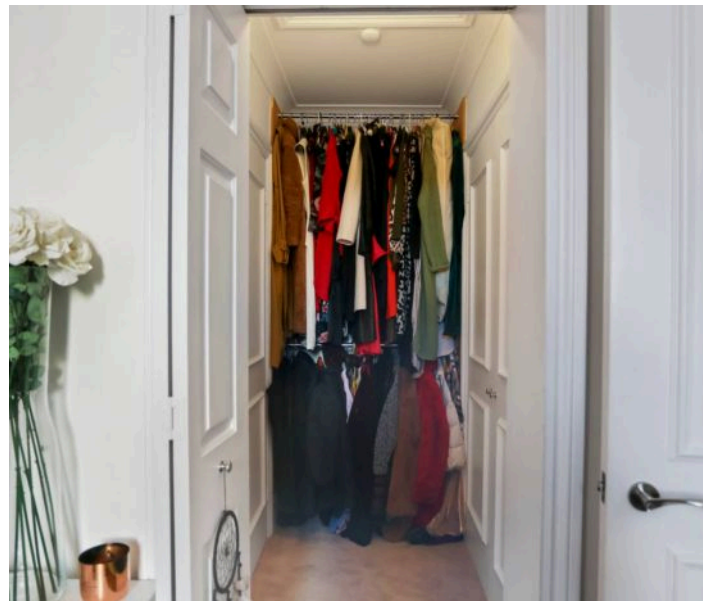
Tenure: Leasehold

Unexpired term on lease: 173 years

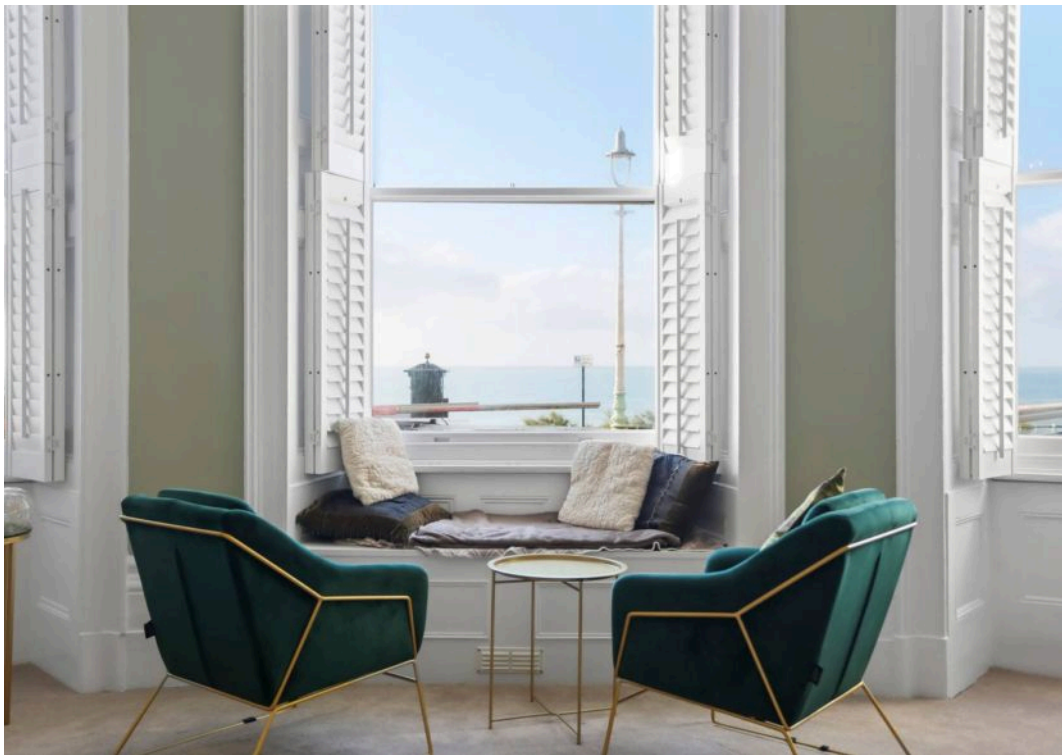
Service Charge: £2,419.56 pa

Reserve Fund: £1,120 pa

This information has been provided by the seller. Please obtain verification via your legal representative.



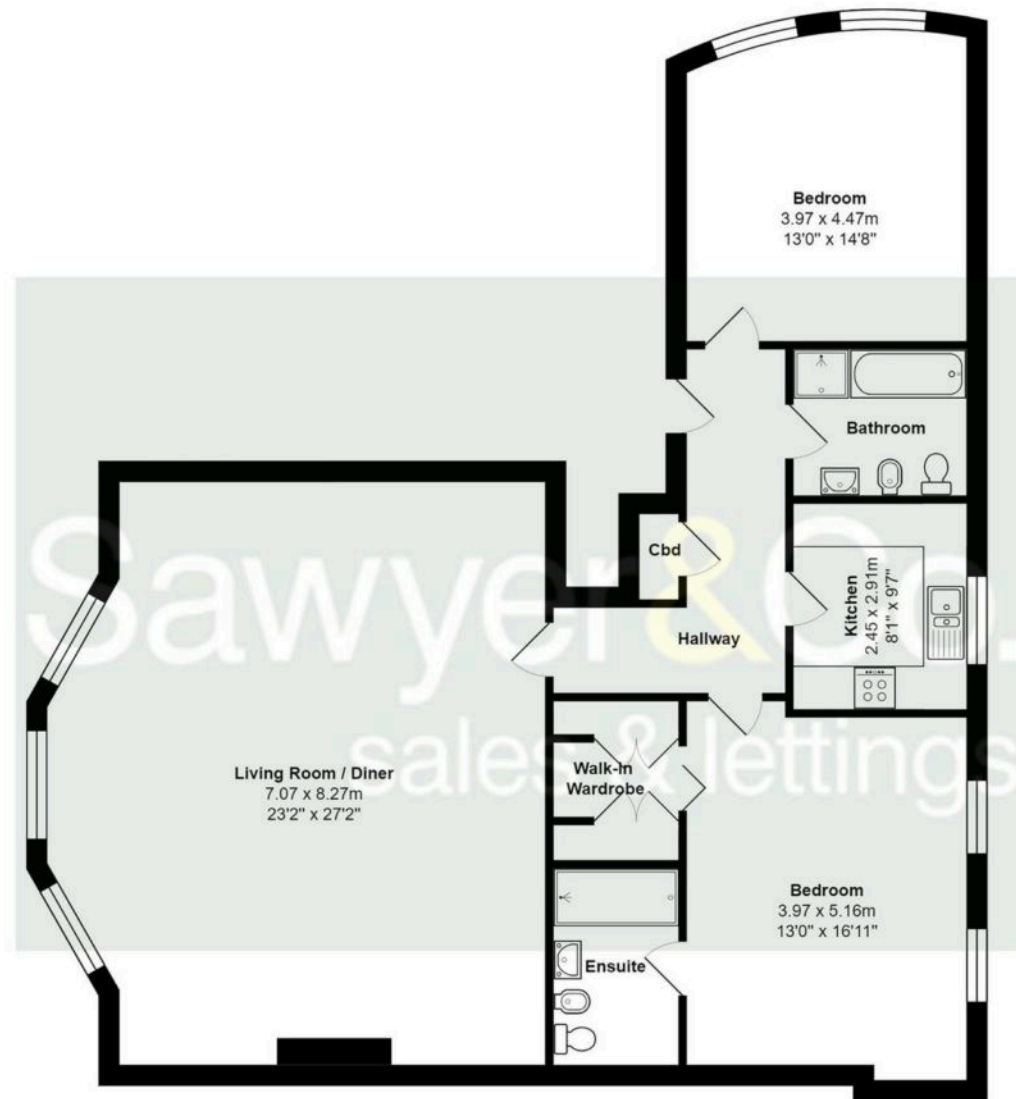












Total Area: 126.0 m<sup>2</sup> ... 1356 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co– Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.