



# Chichester Terrace, Brighton

Asking price £475,000



## Property highlights

- Located in the desirable Chichester Terrace on Brighton seafront
- A stone's throw from the beach
- Well-proportioned lower ground floor apartment
- Bright living room with original feature fireplace
- Separate kitchen with plenty of worksurface space
- Two double bedrooms with ample storage
- Separate study area
- Rear courtyard garden
- Private access to Sussex Square gardens



This two-bedroom lower ground floor apartment is set within the highly desirable Chichester Terrace on Brighton seafront. It is perfectly positioned for access to the beach and the city centre and has the benefit of private access to Sussex Square gardens.

#### The property

Located in the elegant white-fronted buildings of Chichester Terrace in the heart of Kemp Town, is this well-proportioned two-bedroom apartment. Off the street, you go down a few steps into a private patio with pretty geometric tiles in keeping with the building's heritage. A porch leads into a bright and spacious living room, with large windows, built-in storage, and a beautiful original feature fireplace.

Double doors open to reveal a separate galley kitchen with oak cognac sculptured wood flooring, beige gloss units, and ample storage space. Off a hallway towards the back of the property is a separate study, which is currently being used as a walk-in wardrobe, and two good-sized bedrooms. The principal bedroom has doors leading out to a private rear courtyard garden. At the back of the property is a modern beige-tiled bathroom with a white suite and a large corner bath with a shower over.

Though the property has ample outdoor space, it also comes with access to the private Sussex Square gardens. Lawns and trees make it a lovely place to relax in the summer and a secret tunnel leads under the road to the beach.

#### Additional property information

Tenure: Share of Freehold

Service Charge: £450 payable in June and December

Council Tax Band: D

Heating: Gas central heating



## The area

Chichester Terrace is located just off Marine Parade, which runs along the coast through Brighton. It is situated just west of Brighton Marina with uninterrupted views across the pebbled beaches and out to sea. Brighton Marina is home to a supermarket, cinema, David Lloyd gym as well as a host of restaurants and cafes around its pretty harbours. On the seafront, a new development has introduced an outdoor Olympic-sized swimming pool, beach sauna, shops, food outlets, and a bar. This joins the existing mini golf course and children's playpark. Here you also have Volk's Electric Railway, built in 1883, which still runs along the seafront. From the apartment, the centre of Brighton can be reached in just thirty minutes on foot. To the east is the picturesque village of Rottingdean, with its pretty pond and welcoming pubs, which can be accessed via the Undercliff Walk.

## Transport links

Chichester Terrace is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that stops directly outside the property. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.















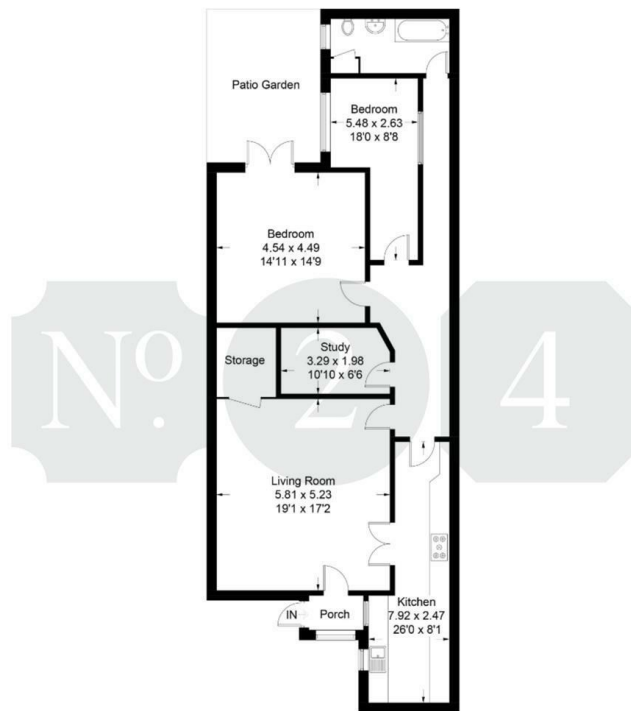












Approximate gross internal area = 116.7 sq m / 1256 sq ft  
Illustration for identification purposes only, measurements are approximate and not to scale.

01273 670253  
hello@numbertwentyfour.co.uk  
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 5 Bartholomews, Brighton, BN1 1HG.

