



Chatham Place, Brighton

Guide price £450,000 - £475,000



Property highlights

- Located in the sought-after Seven Dials neighbourhood of Brighton
- Within 0.4 miles of Brighton mainline train station
- A recently refurbished spacious maisonette
- Bright and airy home with plenty of natural light
- Modern open-plan kitchen/living room with views of the Dials
- Generous principal bedroom with bespoke storage
- Second bedroom with original features
- Additional space for a nursery/home office
- Modern family bathroom
- Separate utility room



Guide price £450,000 – £475,000. Located a stone's throw away from the Seven Dials roundabout is this bright and airy two-bedroom maisonette – which feels more like a house than an apartment. It has been refurbished to a high standard and with care to maintain its original features.

The Property

To enter, go up a few steps to the front door of the building, into an entranceway and the front door to the maisonette is immediately in front of you. Inside, up a set of stairs and on its own landing is a practical utility room with a sink, space for a washing machine and additional fridge, and storage of coats and shoes.

Up a few more steps is the first floor where you'll find the second bedroom, which speaks to the building's heritage. It has stripped wooden floors, high ceilings with a picture rail, a feature fireplace, and a large sash window overlooking the back of the property.

At the front of the property, the space opens up into the kitchen/living room, which is bathed in light from its large windows. The modern grey gloss kitchen units wrap neatly around the walls, and integrated appliances provide everything you need. There's space for a dining table in front of the windows, with a view of the Dials roundabout, and a sofa in front of the ornate black feature fireplace.

The modern family bathroom is located up a few more steps and has a white suite with grey gloss storage units and a stylish geometric tile effect vinyl floor.

On the top floor is the principal bedroom and additional room, which is currently being used as a nursery but could also be transformed into a home office. The principal bedroom is spacious, has bespoke storage and built-in wardrobes, and is lit by two large Velux windows. Being on the top floor and away from the street, this room is quiet and provides an oasis from the world outside.

This property has a Share of Freehold, and the council tax band is C.

The service charge arrangement is £400pa (building insurance) and any other expenses are on a 'as and when' basis. Ground rent: £0

The Area

This property is positioned in a row of terraced houses just moments away from the bustling Seven Dials - renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. There's a real sense of community here, and residents look out for one another in a way that makes people want to stay in the area. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in approximately twenty-five minutes.

Transport Links

This property is located 0.4 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 1 mile away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 2 miles away.

Schools

Brighton isn't short of good schools for children of all ages and Chatham Place is well-situated for easy access to a number of them. Brighton Girls Independent School is a seven-minute walk away and Brighton College can be reached in ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School & Sixth Form, and BHASVIC College.

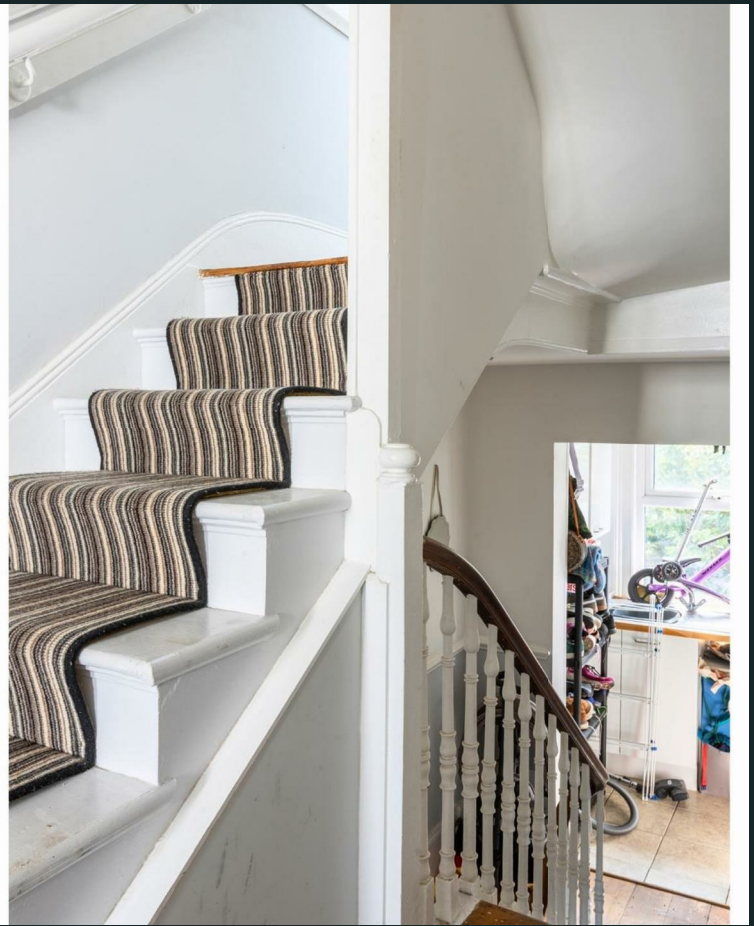
What We Think

"This home is so much more than a two-bed maisonette, and it feels like a spacious family house. The separate utility room offers a space you didn't know you needed - but you do."

Abi Radford, CMO & Co-Founder at Number Twenty Four



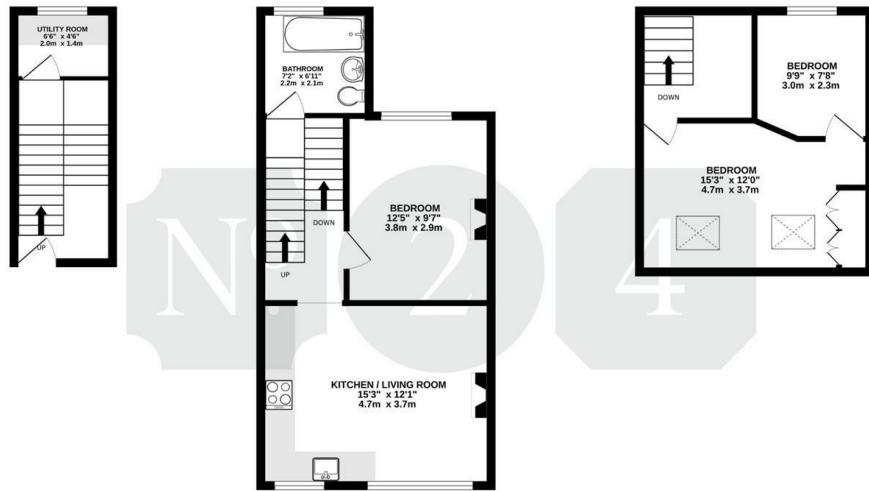




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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