

Cheltenham Place, Brighton, BN1 4AB
Asking Price £585,000

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Beautifully refurbished two bedroom home in the North Laine Conservation Area of central Brighton. Featuring a 19' lounge, modern kitchen, luxury shower room, west-facing patio garden, and log burner in a prime location.

Nestled in the heart of Brighton's North Laine conservation area, this stunning two-bedroom property on Cheltenham Place offers a rare opportunity to own a meticulously refurbished home in one of the city's most sought-after locations. Combining contemporary design with timeless charm, this delightful house is perfect for those seeking a stylish and convenient lifestyle.

The small gated front garden provides a welcoming entrance, leading to an entrance porch and hallway that set the tone for the rest of the home. Stepping inside, you'll immediately notice the high standard of refurbishment throughout, with every detail carefully considered to create a space that is both functional and aesthetically pleasing.

The ground floor boasts a spacious and inviting living-dining room, complete with elegant wood flooring and a double-glazed bay window that floods the room with natural light. The log-burning stove, set within a charming fireplace with built-in shelving in the chimney recesses, adds a cosy touch, making this room the perfect space for relaxing or entertaining guests.

Adjoining the living-dining room is the modern kitchen, which has been thoughtfully designed with sleek worktops and high-quality finishes. The kitchen's window overlooks the conservatory, creating a bright and airy atmosphere. The conservatory itself is a versatile space, ideal for use as a dining area, home office, or simply a tranquil spot to enjoy views of the garden. With doors and windows opening onto the west-facing patio garden, the conservatory seamlessly blends indoor and outdoor living.

The west-facing patio garden is a true highlight of the property. Laid with pavers and featuring a raised planted bed, this low-maintenance outdoor space is perfect for al fresco dining, a spot of gardening, or simply unwinding in the sunshine.

The garden also includes an outside toilet and storage space, adding to its practicality.

Heading upstairs, the first-floor landing is adorned with a wooden balustrade, adding a touch of character to the home. The main bedroom, located at the front of the property, is a generously sized double room with a double-glazed bay window lighting up the room. The second double bedroom, situated at the rear, provides a peaceful retreat.

The luxury contemporary shower room is a standout feature, designed with both style and functionality in mind. It includes a sleek shower enclosure, a WC with an enclosed cistern, a tiled floor, and a modern washbasin, creating a spa-like experience within the comfort of your own home.

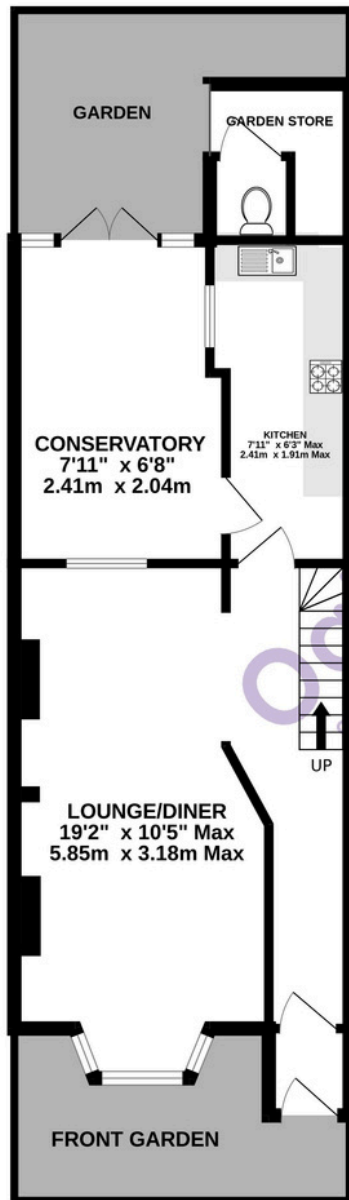
This property has been completely rewired and replumbed, ensuring peace of mind for the new owners. With no onward chain, the home is ready for you to move in and start enjoying all that it has to offer.

Location is key, and this property truly excels in that regard. Situated within walking distance of the independent shops, bars, and cafes that make the North Laine area so unique, you'll have everything you need right on your doorstep. The seafront, high street shopping, and Brighton Station are all within easy reach, making this home ideal for commuters and those who love to explore the city.

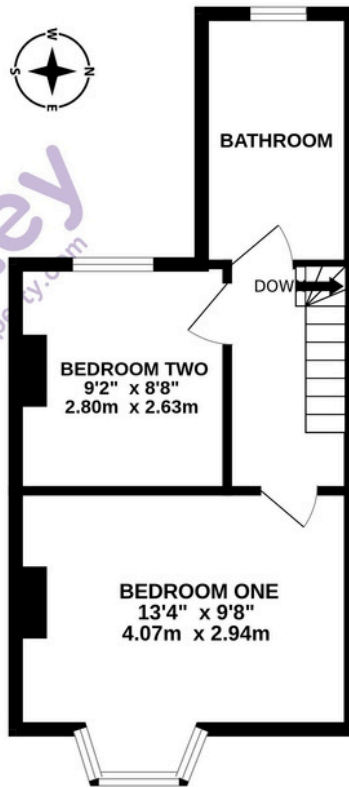
With a total area of 734 square feet (69 square metres), this property offers a perfect balance of space, comfort, and convenience. Whether you're a first-time buyer, downsizer, or investor, this home is sure to impress.



GROUND FLOOR



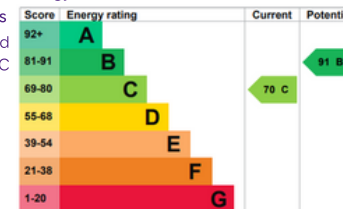
FIRST FLOOR



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.
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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate



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