



**Chatham Place, Brighton, BN1 3TN**  
**£225,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

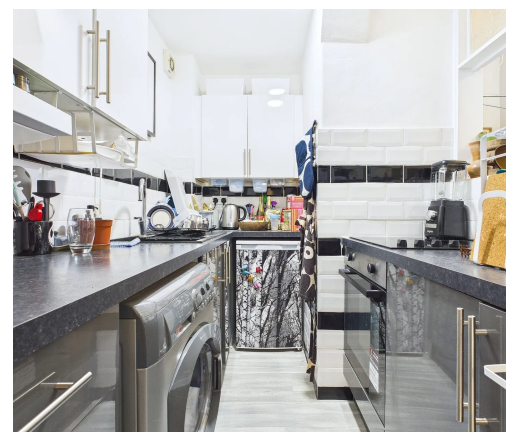
**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** A

- Raised Ground Floor Apartment
- No Chain
- Share of Freehold
- Well Presented
- Living Dining Room
- Separate Kitchen
- Double Bedroom
- Seven Dials Location
- Walking Distance to Brighton Station
- Close to Shops and Cafes

Well presented raised ground floor apartment offered with a share in the freehold and no onward chain. Great central Seven Dials location and close to Brighton station.





## INTERNAL

Tucked away in one of Brighton's most sought after central locations, this charming one bedroom apartment offers light, character, and convenience in equal measure. Set within an attractive period building, the property enjoys an elevated raised ground floor position, giving a sense of privacy while keeping you connected to everything the city has to offer.

Inside, the living/dining room provides a welcoming and versatile space, ideal for relaxing or entertaining. A separate, well-arranged kitchen sits just off the main living area, offering good storage and worktop space. The double bedroom to the rear is peaceful and well proportioned, while the bathroom is neatly presented.

The flat is offered with no chain and comes with a valuable share of freehold, making it an appealing opportunity for both home-buyers and investors.

## LOCATION

Perfectly placed in vibrant Seven Dials, you're moments from its independent shops, cafés and restaurants, while Brighton Station is just a short stroll away —ideal for commuters or weekend travellers. The city centre, seafront and green spaces are all within easy reach, making this a superb base for enjoying Brighton's lifestyle to the fullest.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.