



Chesham Place, Brighton, BN2 1FB

Asking Price £450,000

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Discover this delightful two-bedroom garden apartment, perfectly situated in Brighton's highly sought-after Kemptown. Enjoy moments from the seafront, a vibrant local scene, and convenient access to the city centre and marina. Offered with a Share of Freehold.

In the heart of Brighton's highly desirable Kemptown, this charming two-bedroom garden apartment presents an exceptional opportunity for those seeking a vibrant coastal lifestyle. Boasting a prime location, this property offers the perfect blend of convenience, character, and outdoor space, all within a stone's throw of the iconic Brighton seafront and promenade.

The apartment itself features two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, providing an ideal layout for individuals, couples, or a small family. The true gem of this property is its private garden, offering a tranquil oasis for relaxation, al fresco dining, or simply enjoying the fresh sea air. This outdoor space is a rare and highly coveted amenity in such a central Brighton location.

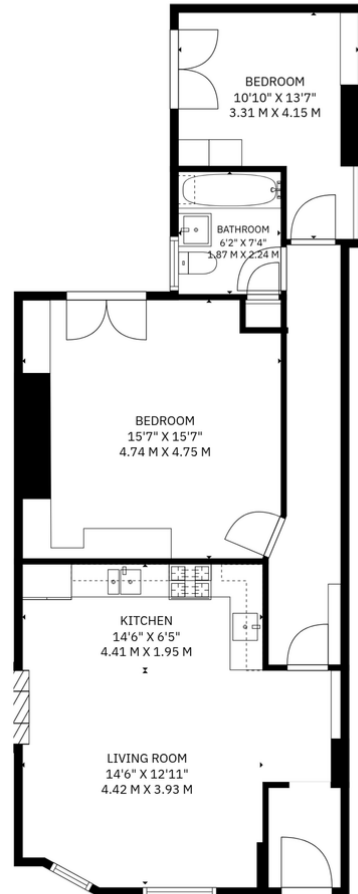
Living in Kemptown means immersing yourself in one of Brighton's most dynamic neighbourhoods. Just moments from your doorstep, you will find a vibrant selection of independent cafés, award-winning restaurants, and unique boutique shops, catering to every taste and need. The area is renowned for its friendly community atmosphere and artistic flair, making it a truly special place to call home.

For those who enjoy the outdoors, the property's proximity to the Kemptown and Brighton seafront and promenade is a significant advantage. Enjoy leisurely strolls, invigorating runs, or simply take in the stunning coastal views. Brighton Marina, with its array of shops, restaurants, and leisure facilities, is also just a short walk away, offering even more entertainment options.

Commuting and accessibility are well catered for, with excellent public transport links nearby. The property falls within Parking Zone H, providing residents with permit parking options. Furthermore, the city centre, with its extensive shopping, cultural attractions, and mainline train station, is easily accessible on foot or via a short bus ride. The Royal Sussex County Hospital is also within easy walking distance, adding to the property's practical appeal.

Offered with a Share of Freehold, this apartment provides an attractive and secure ownership structure. This is a fantastic opportunity to acquire a piece of Brighton's coveted Kemptown, offering a superb lifestyle in a highly sought-after location.





Total Area: 80 sq.m (859 sq.ft)

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Agents Notes

Tenure Share of Freehold
 999 Year Lease From 2012
 Service Charge Approx £2,224 Per Annum
 Reserve Fund Approx £1,000 Per Annum
 Ground Rent TBC
 Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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