



Chichester Terrace, Brighton BN2
£1,500,000 - £1,600,000

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Sales and Lettings

INTRODUCING

Chichester Terrace, BN2

- Unique Lateral 1st Floor Apartment Spanning 2 Houses
- Uninterrupted sea views from full height first floor windows and belvedere sunroom.
- 2903 Sq Ft including Terraces and Double Garage
- South Facing Balcony and an original Regency Belvedere
- Abundant with original period features
- Access to the beautiful 7 acres of private Kemptown Enclosures inc tunnel to the beach
- Kemptown Seafront on the doorstep hosting Sea Lane open air swimming pool and Soho House Brighton Beach House.

Nestled along the iconic sweep of Chichester Terrace facing the sea, within the storied Kemp Town Regency development—often affectionately dubbed Belgravia by the Sea—this remarkable Grade I listed residence offers something truly special. Occupying the first floor and spanning two elegant houses, the apartment unfolds across nearly 2,000 sq ft and reaches circa 3000 sq ft to include the garage and terraces. Grand 17 ft ceilings, intricate original cornicing and a palpable sense of Regency grandeur set the tone for a home of rare distinction.

The drawing room is nothing short of breathtaking. Bathed in natural light from three full-height French doors, complete with original internal wooden shutters, the space opens seamlessly onto a south-facing terrace with uninterrupted, far-reaching views across the English Channel. Enjoying sun throughout the day, the terrace captures a full 180-degree seascape—an ever-changing backdrop. A striking original marble fireplace anchors the room, while ornate ceiling detailing and wooden flooring lend warmth and balance to its impressive scale—an exquisite setting for both entertaining and quiet moments alike.





Flowing from the hallway, the kitchen breakfast room has been thoughtfully designed to complement the apartment's proportions, with extra-tall cabinetry rising to meet the lofty ceiling. The kitchen leads out to the beautifully enclosed Belvedere sitting/dining area, offering a sheltered vantage point, while additional access connects directly to the open terrace shared with the living space—ideal for seamless indoor-outdoor living and alfresco dining by the sea.

Adjacent, a generous room currently serves as a bedroom or refined home office, complete with extensive fitted storage and direct access to the terrace. It's a wonderfully inspiring space, where work is softened by the ever-present backdrop of sea views. To the rear, the perspective shifts to the charming mews beyond. The principal bedroom is quietly luxurious, with extensive fitted wardrobes and a beautifully appointed ensuite featuring a large steam shower and a sculptural, egg-shaped freestanding bath. French doors open onto two private terraces, creating a secluded outdoor retreat that leads, via communal ways, to a double garage—complete with electric supply (on the apartment's meter) and a newly installed electric up-and-over door.

A further spacious bedroom sits alongside, also benefitting from fitted wardrobes and its own ensuite bathroom, while a separate WC and shower room adds convenience & also provides a bathroom that can be used by the second bedroom. Throughout the apartment, thoughtful design ensures excellent storage beyond the bedrooms, complemented by a separate utility room on the half landing with power—practicality seamlessly integrated into the home's elegant flow. Additional features include a central water softening system and ample power points throughout, reflecting the careful attention given to modern living within this historic setting. This is a home that effortlessly marries architectural elegance with modern comfort, all set against one of Brighton's most coveted backdrops.







Brighton is a vibrant and cosmopolitan coastal city, renowned for its rich history, iconic Royal Pavilion and lively seafront. From the historic Palace Pier to the marina, the city offers an enviable blend of heritage and modern coastal living. Celebrated for its festivals, thriving arts scene and relaxed café culture, Brighton is home to an eclectic mix of independent shops, restaurants and bars — found along the seafront, within the characterful Lanes, and throughout its stylish central districts, all easily accessible from this Grade I listed home.

The beach lies directly opposite, while the fashionable Kemp Town Village is just a short stroll away, offering a range of amenities alongside the hospital and well-regarded schools, including The Steiner School and the award-winning Brighton College. The law courts and Amex Business Centre are also within easy reach, as is the marina, with its health club, cinema, restaurants and supermarket. For green open space, Queen's Park, the South Downs and a nearby golf course are all within a ten to fifteen-minute walk.

Excellent transport links are close at hand, with regular bus services connecting to the city centre, coastline and Brighton mainline station, providing fast routes to Gatwick and London. For those travelling by car, the A23 and A27 are easily accessible, and permit parking is available within Zone H, currently without a waiting list.

Education:

Primary: Queen's Park Primary, Middle Street Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean, Lancing College Prep., Montessori



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Vendors Comments

"We've lived here for over ten years, and it has been a genuinely special place to call home. The building itself carries such history and elegance—those high ceilings and period details give it a character that's increasingly rare.

What we've loved most is how unique everyday life feels here. The sea is a constant presence from all the principal rooms and the terrace—it's ever-changing and never ordinary. You're close to the buzz of central Brighton, yet just moments from the village feel of Kempdown, with its wonderful selection of shops and places to eat.

Access to the private enclosures has also been a real privilege—beautiful gardens leading directly down to the beach. It's that combination of architecture, outdoor space, sea views and convenience that has made this far more than just a home for us.







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