



## 19 CHESHAM STREET BRIGHTON, BN2 1NA

FREEHOLD

An impressive and beautifully presented five-bedroom period home offering almost 2,000 sq ft of versatile accommodation, arranged over four floors and retaining a wealth of original character throughout.

The ground floor is centred around a superb through living/dining room, an elegant and wonderfully sociable space with large bay window, high ceilings and feature fireplaces. To the rear, the separate kitchen is generously proportioned with plenty of workspace and storage, while French doors provide a direct connection to the garden.

Five well proportioned bedrooms are arranged across the upper floors, including an impressive principle bedroom with bay windows. The top-floor bedroom provides excellent additional flexibility and would work equally well as a guest room, home office or studio. A family bathroom, separate WC, shower room and useful utility room complete the accommodation, while there is also a cellar providing valuable additional storage.

Outside, the secluded walled rear garden is a real highlight. Predominantly paved for easy maintenance and surrounded by established planting, it provides a private and attractive space for outdoor dining and entertaining.

The house combines the generous proportions and architectural detail associated with its period with a stylish, individual interior. Ornate fireplaces, bay windows, high ceilings and decorative detailing sit comfortably alongside the more contemporary kitchen and bathrooms.

# Nicholas James

SALES LETTINGS AUCTIONS





# Chesham Street

Total Main Internal Area: 185 sq.m (1990 sq.ft)



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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