



Cheltenham Place, Brighton, BN1 4AB
Asking Price £575,000

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Discover this delightful three bedroom house in Brighton's sought-after North Laine conservation area. Boasting an open-plan living space, private outdoor area, and moments from the seafront and city centre, this property offers modern living with no onward chain.

Located within the highly desirable North Laine conservation area, this charming three-bedroom house presents an exceptional opportunity to acquire a prime Brighton residence. Offered to the market with no onward chain, this property is perfectly positioned for those seeking a vibrant city lifestyle combined with comfortable, well-proportioned living spaces.

Upon entering, you are greeted by a spacious and inviting open-plan living and kitchen area. This contemporary design is ideal for modern living, providing a versatile space perfect for both relaxing and entertaining guests. The kitchen is thoughtfully integrated, offering functionality and style, making it the true heart of the home.

The property boasts three well-appointed bedrooms that have ample built in storage cupboards, offering accommodation for families, couples, or those requiring a dedicated home office. Each room provides a peaceful retreat, ensuring comfort and privacy. A single, elegantly presented bathroom serves the property, featuring modern fixtures and fittings.

One of the standout features of this delightful home is its two private outdoor spaces. The lower-ground floor offers a tranquil escape from the city, whilst the ground floor glass balcony is perfect for al fresco dining, morning coffee, or simply unwinding after a long day. These are rare and valuable amenities in such a central location.

The location itself is truly unparalleled. Situated not far from Brighton Seafront, residents can enjoy leisurely strolls along the promenade, take in the fresh sea air, or partake in the many waterside activities. The vibrant amenities of Brighton city centre are also within easy reach, offering an eclectic mix of high-street shops, independent boutiques, and cultural attractions.

For those who appreciate fine dining and entertainment, the property is close to a variety of well-regarded restaurants, bars, and coffee shops, catering to every taste. Furthermore, the historic Lanes, renowned for their unique shopping experience and diverse culinary scene, are just a short walk away, providing endless opportunities for exploration and enjoyment.

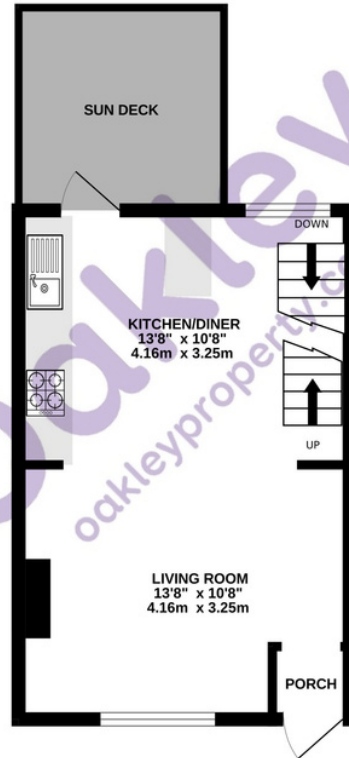
This house represents an outstanding opportunity to own a piece of Brighton's most coveted neighbourhood. Its combination of spacious accommodation, modern open-plan living, private outdoor space, and an unbeatable central location makes it a truly special offering. With the added benefit of no onward chain, this property is ready for its new owners to move in and immediately start enjoying all that Brighton has to offer.



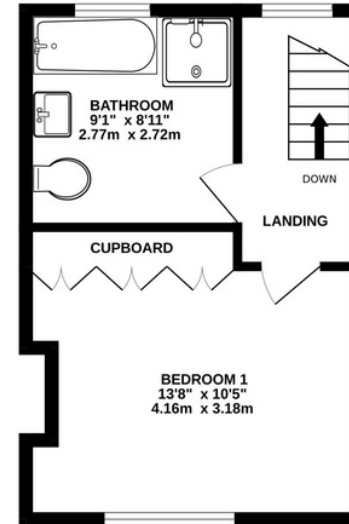
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.
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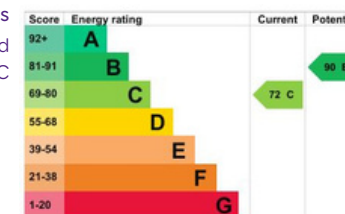


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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate



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