



## Chesham Road, Brighton, BN2 1NB

£1,150 Per month



- Kemp Town area
- Open plan lounge/kitchen
- Fitted cupboards
- Electric shower
- Access to rear patio

- Split level accommodation
- Lobby with plumbing for washing machine
- Fully tiled bathroom
- GFCH
- Close to Royal Sussex County Hospital

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### Summary

Located on Chesham Road in Brighton, this delightful split-level flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for an individual seeking a cosy retreat in a vibrant area.

The flat features a good size reception room with open plan kitchen which leads to a private patio. One of the standout features of this property is the private patio, which offers a quiet outdoor space to unwind. This is a rare find in urban living.

Situated close to St James Street, you will find yourself in the heart of Brighton's lively community, with an array of shops, cafes, and local amenities just a short stroll away. The area is well-connected, making it easy to explore all that Brighton has to offer, from its stunning seafront to its eclectic cultural scene.

### Bedroom

9x8 (2.74mx2.44m)  
Double glazed window. Radiator. South Facing.

### Kitchen

12x12 (3.66mx3.66m)  
Open plan kitchen/diner. Good selection of wall and base units. Ceramic hob. South facing.

### Lounge

13x11 (3.96mx3.35m)  
Open plan lounge/diner. Recessed storage area.

### Lobby

Space and plumbing for washing machine. Door to rear garden.

### Bathroom

Tiled walls. Bath with shower over. WC. WHB. Cupboard with boiler.

### Garden

Rear south facing garden. Patio area leading to a raised area with bulbs & shrubs.

### Additional Information

EPC - C  
Council Tax - A  
Parking Zone - H.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		70	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

