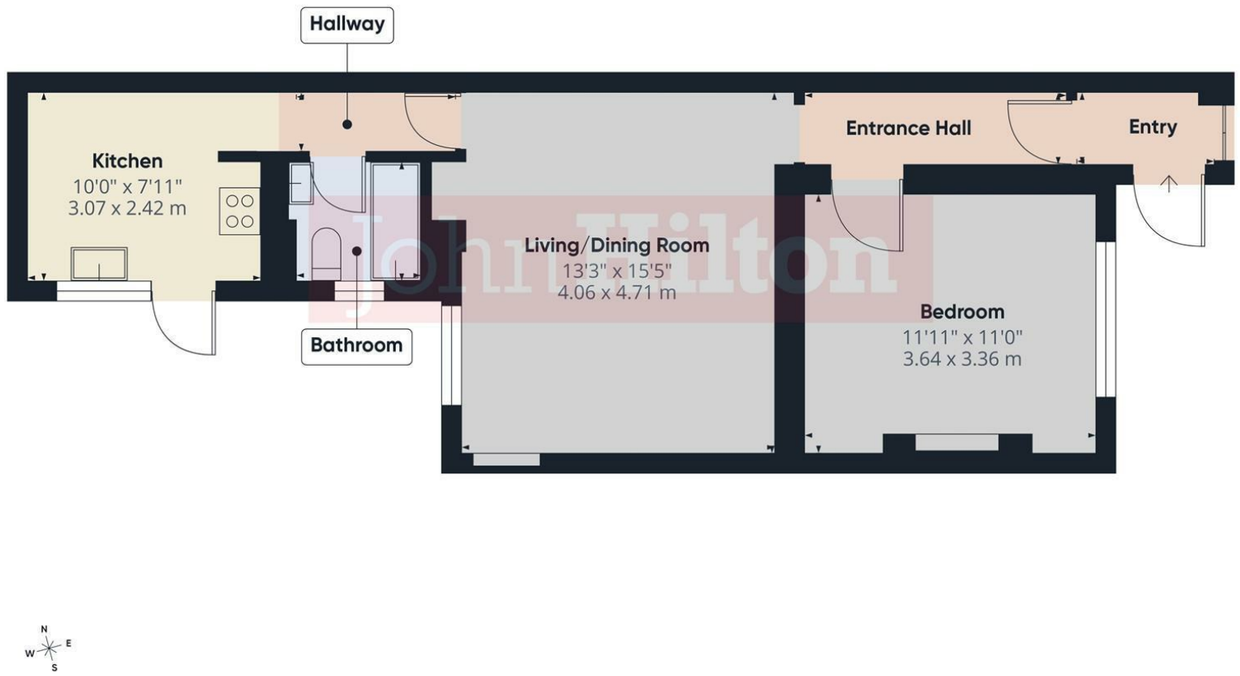
John Hilton

John Hilton

Est 1972





Total Area Approx 524.00 sq ft

27A Chichester Place, Brighton, BN2 1FF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

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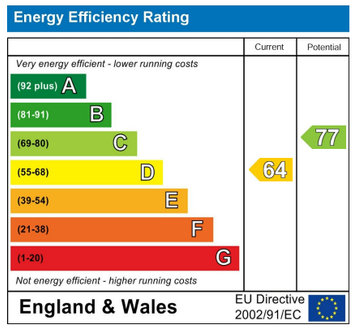
Lower Ground Floor Flat
27A Chichester Place
Brighton
BN2 1FF

Occupying the entire lower ground floor of an imposing Victorian townhouse, this well presented one-bedroom apartment is offered with no onward chain and its own private street entrance. Perfectly positioned, just moments from the seafront and the vibrant heart of Kemp Town Village, the property has been recently decorated with the addition of fresh new carpets and floor coverings throughout.

Surprisingly tall ceilings feature throughout most of the property and the impressively proportioned living/dining room boasts a gorgeous, tall sash window which overlooks the charming private courtyard which would be for your sole use! The kitchen is separate to the living space - a preference amongst most nowadays - and in our opinion is thoughtfully arranged with the desired 'working triangle'; if you know, you know. A new combi boiler, which was refitted this year, enjoys pride of place! The bathroom offers both a tub and an openable window - we mention this because we know it's important to you.

In addition, our vendor informs us that the building has recently undergone significant improvement with a new roof and new alarm system.

Situated close to the Royal Sussex County Hospital, this turnkey property represents an ideal coastal retreat, first-time buy, or professional investment.



Council Tax Band: **B**

- NO ONWARD CHAIN
- Rear Courtyard for Sole Use
- Own Street Entrance
- Recently Redecorated Throughout
- Refitted Boiler 2026
- Tall Ceilings
- Moments from Seafront
- Handy for Kemp Town Village
- New Carpet & Flooring Throughout
- 13'3m x 15'5m Living/Dining Room

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton