



**hamlyn
smith.**


Chesham Place, Brighton, BN2 1FB

Guide price
£425,000 - £450,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

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Ideally positioned in Brighton's sought-after Kemptown district and just moments from the seafront, this exceptionally well-presented Grade II listed two-bedroom first-floor period apartment boasts a private balcony with direct sea views.

- Two bedroom apartment
- First floor
- Balcony
- Sea views
- High ceilings and original features
- No onward chain
- Council tax band - B
- EPC rating - D





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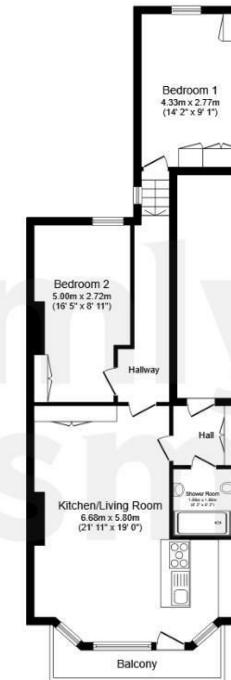
Occupying the first floor of a beautiful period building, this apartment features a spacious open-plan living area with a high-specification kitchen, two generous double bedrooms—each benefitting from bespoke fitted storage—and a contemporary shower room. Throughout the home, charming period details such as large sash windows, elegant fireplaces and intricate cornicing sit perfectly alongside modern fittings and finishes. The attractive balcony, accessed from the open-plan living space, provides a stunning outlook down to the seafront.

Chesham Place lies within the East Cliff Conservation Area, offering a peaceful residential setting just a short stroll from the beach. The vibrant amenities of St George's Road, Eastern Road and Brighton Marina are all within easy walking distance, providing an excellent selection of artisan cafés, independent shops, bars and popular restaurants.

James Street and Edward Street offer further everyday conveniences, while the well-loved Busby & Wilds gastro pub is nearby, known for its welcoming, family- and dog-friendly atmosphere. Brighton's city centre—with its high-street stores and iconic Lanes—is also easily accessible.

Brighton Station is approximately 1.5 miles away, offering convenient mainline connections for commuters, and regular bus services run into central Brighton and Hove as well as to Devil's Dyke, the marina and Rottingdean.

Nearby schools include St John the Baptist Catholic School, Queens Park Primary School, Royal Spa Nursery School and Brighton College, with Roedean School only a short drive along the coast.



Floor Plan
Floor area 70.1 sq.m. (755 sq.ft.)

Total floor area: 70.1 sq.m. (755 sq.ft.)

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. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

