



Cheltenham Place, Brighton, BN1 4AB

£1,900 -

Cheltenham Place, BN1

Approximate Gross Internal Area = 77.6 sq m / 836 sq ft
 Approximate Outbuilding Internal Area = 1.2 sq m / 13 sq ft
 Approximate Total Internal Area = 78.8 sq m / 849 sq ft



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Council Tax:

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A charming two/three bedroom mid-terrace situated in the heart of the vibrant North Laine Conservation Area. This bright and airy home has everything Brighton offers on its doorstep and is being sold with no onward chain.

Stepping inside, there is a bay-fronted living room to the front that enjoys an abundance of natural sunlight, and could be used as a third bedroom. Set behind is a second reception room with a modern fitted kitchen completing the ground floor accommodation.

Moving upstairs to the first floor, you have a large family bathroom along with two double bedrooms. Access to the loft can be found on the landing, providing a vast amount of storage.

Outside, the walled private patio garden offers low maintenance and ideal space to enjoy a morning coffee as the sun rises.

Cheltenham Place is situated within walking distance of the wide array of independent shops, bars, and cafes that make the North Laine area so unique, you'll have everything you need right on your doorstep. The seafront, high street shopping, and Brighton Station are all within easy reach, making this home ideal for commuters and those who love to explore the city.

The property is available for immediate occupation.

		Current	Potential
Very energy efficient - lower running costs			
(A) plus A	A		
(B) plus B	B		
(C) plus C	C		
(D) plus D	D		
(E) plus E	E		
(F) plus F	F		
(G) plus G	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	45	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus A	A		
(B) plus B	B		
(C) plus C	C		
(D) plus D	D		
(E) plus E	E		
(F) plus F	F		
(G) plus G	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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