



Chesham Place, BN2

£550,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Chesham Place, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room | 951 sq ft

Nestled in the vibrant heart of Brighton, this exceptional two-bedroom, two-bathroom garden apartment presents a rare opportunity for discerning buyers seeking a blend of period charm and contemporary living. Offered with a share of freehold, this property ensures a secure and desirable ownership structure, appealing to those looking for a long-term investment or a permanent residence.

Upon entering, you are immediately greeted by the impressive feature period lounge, a space that exudes character and elegance. High ceilings, intricate cornicing, and large windows create an airy and inviting atmosphere, perfect for relaxation or entertaining guests. This room serves as the heart of the home, providing ample space for comfortable furnishings and offering a glimpse into the property's rich history.



The apartment boasts a modern re-fitted kitchen, meticulously designed with both aesthetics and functionality in mind. It comes complete with a range of high-quality integrated appliances, ensuring a seamless cooking experience. Sleek countertops, ample storage, and contemporary fixtures make this kitchen a joy to use, whether you are preparing a quick breakfast or a gourmet dinner. The thoughtful layout maximises space and efficiency, catering to all your culinary needs.

One of the standout features of this garden apartment is its delightful west-facing patio garden. This private outdoor oasis provides the perfect setting for al fresco dining, morning coffee, or simply unwinding in the afternoon sun. The orientation ensures plenty of natural light throughout the day, creating a bright and inviting outdoor space that extends your living area. It is an ideal spot for gardening enthusiasts or those who appreciate a tranquil retreat from city life.

Further enhancing the practicality of this home is a dedicated utility/store room, accessible via its own private entrance. This versatile space offers invaluable additional storage and laundry facilities, helping to keep the main living areas clutter-free. Its private access adds convenience, making it easy to manage household chores without disturbing the main apartment.

The two well-proportioned bedrooms provide comfortable and private sanctuaries. The master bedroom benefits from an en-suite bathroom, offering a touch of luxury and convenience. The second bedroom is equally spacious, ideal for guests, a home office, or a child's room. Both bathrooms are finished to a high standard, featuring modern fittings and a clean, contemporary design.

This property truly offers a unique blend of period charm, modern convenience, and outdoor living, all within one of the UK's most sought-after coastal cities. Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding garden apartment.









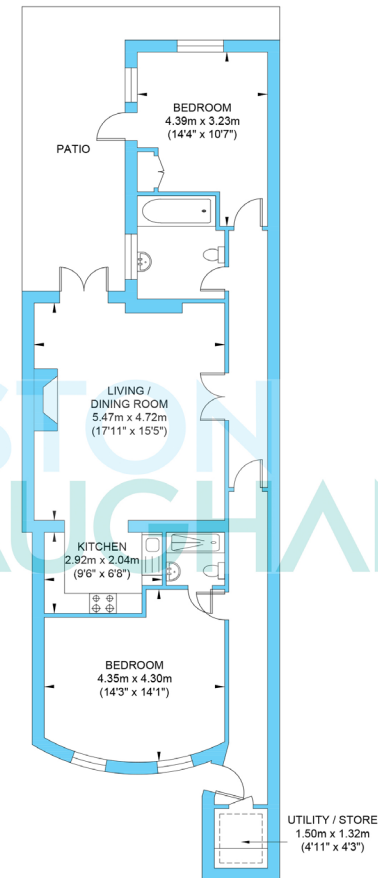
## Education:

St Paul's C of E, St Mary Magdalene  
Varndean, Dorothy Stringer  
BHASVIC, City College, MET, BIM  
Brighton Girls, Brighton College, Roedean, Lancing, Bede's

## Location Guide:

Located in Kempdown, this apartment benefits from excellent access to the city's renowned amenities. From independent boutiques and eclectic eateries to cultural attractions and the iconic seafront, everything is within easy reach. Transport links are superb, with Brighton mainline station providing direct services to London, making it an attractive option for commuters. The vibrant community, coupled with the property's exceptional features, makes this an unmissable opportunity. Local schools are good and major employers like Amex and the County Hospital are all within a 12 minute drive or short bus ride. For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 for the National Park or motorway and A27 for the Amex Stadium and Sussex University.

## Chesham Place



Lower Ground Floor  
Approximate Floor Area  
951.52 sq ft  
(88.40 sq m)

Approximate Gross Internal Area = 88.40 sq m / 951.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.