



# Chesham Street

Brighton, BN2 1NA

Asking price £850,000

Chesham Street is a beautifully presented Victorian freehold house offering approximately 1,516 sq ft of versatile accommodation arranged over four floors, complete with a walled courtyard garden and superb access to the seafront, Brighton College and the Royal Sussex County Hospital.

The house immediately showcases the character you would expect from a period property, with generous ceiling heights, ornate cornicing, timber floors and sash style windows, complemented by a tasteful, light finish throughout. The ground floor is centred around a standout kitchen, fitted with extensive cabinetry, a range style cooker, island unit and contrasting worktops, creating a practical and sociable space for everyday living. To the rear, the dining room is ideal for entertaining and opens directly onto the courtyard, providing an easy indoor outdoor flow for summer evenings. A separate utility room sits alongside, adding useful storage and laundry space away from the main living areas.

On the first floor, the living room is a superb principal reception, filled with natural light from the bay window and finished with classic period detailing and a feature fireplace. This level also provides a well proportioned double bedroom and a modern shower room, making it ideal for guests or as a dedicated home working floor if preferred.

The second floor offers two further double bedrooms, including a generous main bedroom, together with a family bathroom. Completing the layout is a basement level, ideal for secure storage and perfectly suited to bikes, paddleboards, a home gym setup or a workshop area depending on requirements.

Chesham Street is exceptionally well positioned for the lifestyle that makes this part of Brighton so sought after, close to the beach and promenade, with the independent shops, cafes and restaurants of Kemptown and St James's Street nearby, plus convenient access to Brighton Marina and regular transport links into the city centre.



- Victorian freehold house in a prime BN2 location
- Four double bedrooms and three bath or shower rooms
- High specification kitchen with island and range style cooker
- Utility room plus excellent built in storage throughout
- Basement storage ideal for bikes, boards and equipment
- Approximately 1,516 sq ft arranged over four floors
- Stunning first floor living room with bay window and fireplace
- Separate dining room opening directly onto the courtyard
- Private walled courtyard garden for outdoor dining
- Moments from the seafront, Brighton College and the Royal Sussex County Hospital

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



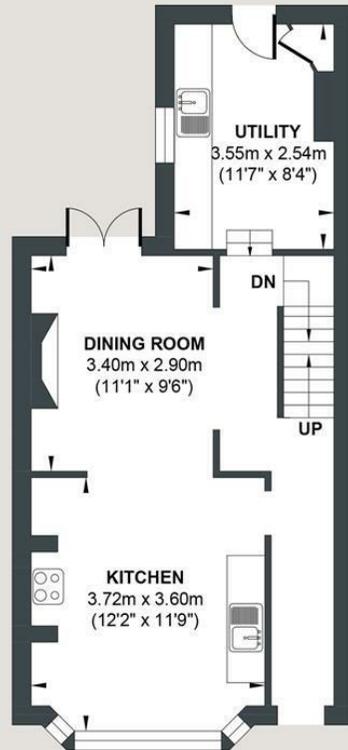
# CHESHAM STREET

Approx. Gross Internal Floor Area = 140.93 sq m / 1516.94 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



**BASEMENT**

**Approximate Floor Area**  
 93.0 sq ft  
 (8.64 sq m)



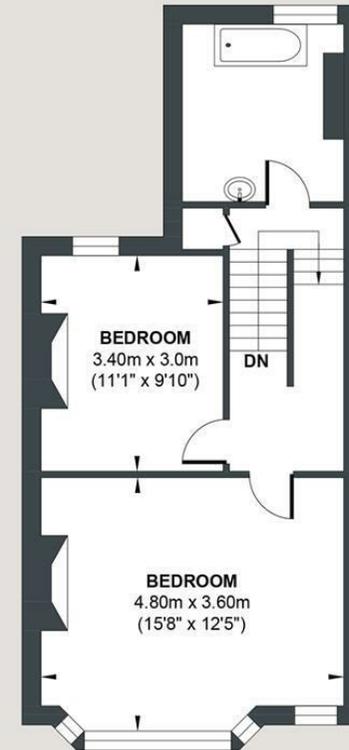
**GROUND FLOOR**

**Approximate Floor Area**  
 479.85 sq ft  
 (44.58 sq m)



**FIRST FLOOR**

**Approximate Floor Area**  
 463.06 sq ft  
 (43.02 sq m)



**SECOND FLOOR**

**Approximate Floor Area**  
 481.03 sq ft  
 (44.69 sq m)



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All measurements are approximate



