



Chesham Road, BN2

£550,000

**ASTON
VAUGHAN**

INTRODUCING

Chesham Road , BN2

2 Bedroom | 2 Bathroom | Private Courtyard Patio

Nestled on Chesham Road, this exceptional two-bedroom, two-bathroom maisonette presents a rare opportunity to acquire a fully refurbished home with its own private entrance. Meticulously renovated throughout, this property offers a blend of modern luxury and practical design, ideal for discerning buyers seeking a stylish residence.

Upon entering, you are greeted by a welcoming ground floor, which thoughtfully accommodates both spacious en-suite bedrooms. This layout provides a sense of privacy and convenience, with each bedroom benefiting from its own contemporary bathroom, ensuring comfort for residents and guests alike. The bathrooms, along with the kitchen, have never been used, offering a pristine, brand-new feel.

Descending to the lower level, the property truly opens up into a magnificent open-plan living space. This expansive area seamlessly integrates the living room, kitchen, and a convenient WC, creating an ideal environment for entertaining and everyday life. The entire downstairs area is adorned with elegant solid wood flooring, adding warmth and sophistication to the contemporary design. The kitchen is a highlight, featuring modern fittings and ample storage, ready for its first culinary adventures.

One of the most appealing features of this maisonette is the delightful south-facing courtyard garden. Accessible directly from the open-plan living area, this private outdoor space provides a tranquil retreat for al fresco dining, relaxation, or simply enjoying the sunshine. Its south-facing aspect ensures plenty of natural light throughout the day, enhancing the bright and airy feel of the property.





Situated on a quiet street, the location offers a peaceful residential setting whilst being incredibly well-connected. Residents will appreciate the proximity to local amenities, including the popular Marmalade Cafe, perfect for a morning coffee or brunch. The vibrant Kemptown seafront is also just a short stroll away, offering beautiful coastal walks and a lively atmosphere. Excellent bus routes provide easy access into Brighton city centre, connecting you to its extensive array of shops, restaurants, and cultural attractions.

This unique property is one of only two in the building, ensuring a sense of exclusivity and privacy. With its high-quality refurbishment, private entrance, and desirable outdoor space, this Chesham Road maisonette is an outstanding home, ready for immediate occupation. Viewing is highly recommended to fully appreciate the exceptional standard and prime location on offer.







Good to Know

Shops: Kempdown Village on the doorstep, The Lanes
20-25 min walk, 7ish by cab

Train Station: Brighton 15-20 by bus

Seafront or Park: Seafront 4 mins walk, East Brighton
Park 2 by car, 10 on foot

Education:

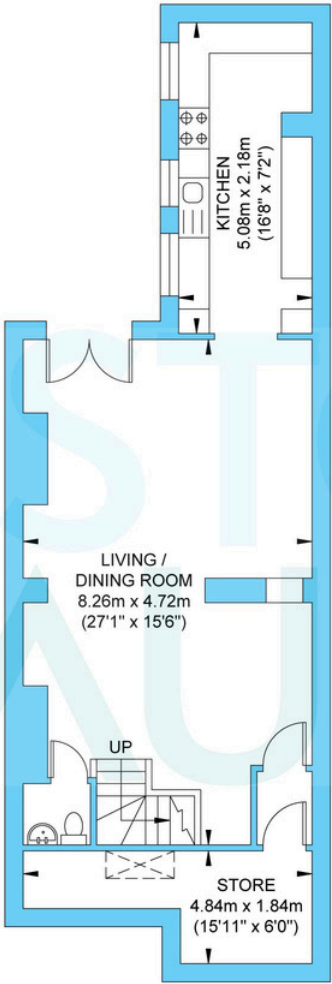
Primary: St Mark's, St Luke's, Queen's Park

Secondary: Varndean or Dorothy Stringer Sixth Form:
Varndean, Brighton MET

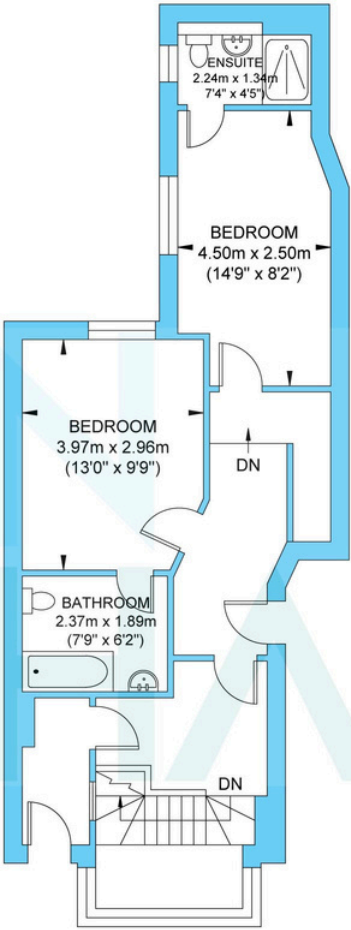
Private: Brighton College, Roedean

Known for its bohemian atmosphere, specialist shops and a farmer's market as well as having a Co-Op, a post office and a chemist, Kempdown Village is a sought after location by the sea. Its beaches are not yet discovered by crowds of tourists but have seafront bars, a lido, yoga studios, volleyball courts and Concord II, and both the marina and the pier are a stroll. Favoured by local professionals the hospital, law centres and Amex are nearby and the theatres and Lanes at Brighton's historic heart are also within walking distance, either along the seafront or St James' Street – which also hosts Pride. Although there's no list for permit parking, you're not tied to a car as buses go into the city and the station or out along the coast to the National Park.

Chesham Road



Lower Ground Floor
Approximate Floor Area
610.96 sq ft
(56.76 sq m)



Ground Floor
Approximate Floor Area
552.08 sq ft
(51.29 sq m)

Approximate Gross Internal Area = 108.05 sq m / 1163.04 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.