



Cheltenham Place, Brighton, BN1 4AB
Asking Price £525,000

Cheltenham Place, Brighton, BN1 4AB

A delightful two-bedroom mid-terrace period house, perfectly situated in Brighton's vibrant North Laine. Offering accommodation over three floors, a private patio garden, and 835 sq ft of space, it's a blank canvas ready for personalisation. Offered with no onward chain.

Located in the highly desirable North Laine area of Brighton, this charming two-bedroom mid-terrace period house presents a unique opportunity for those seeking a characterful home in a prime location. Boasting accommodation thoughtfully arranged over three floors and extending to approximately 835 square feet, this property offers a fantastic foundation for a new owner to infuse their personal style.

The ground floor welcomes you with an inviting open-plan living room, a versatile space perfect for relaxation and entertaining. Adjacent to this, you will find the well-appointed bathroom, completing the ground floor's functional layout. The design allows for a seamless flow, enhancing the sense of space and light throughout.

Descending to the lower ground floor reveals a spacious fitted kitchen and dining room. This area is ideal for culinary enthusiasts and provides direct access to a private rear patio garden, offering a tranquil outdoor retreat for al fresco dining or simply enjoying the Brighton sunshine. The kitchen is ready for immediate use, yet also offers scope for modern upgrades to suit individual tastes.

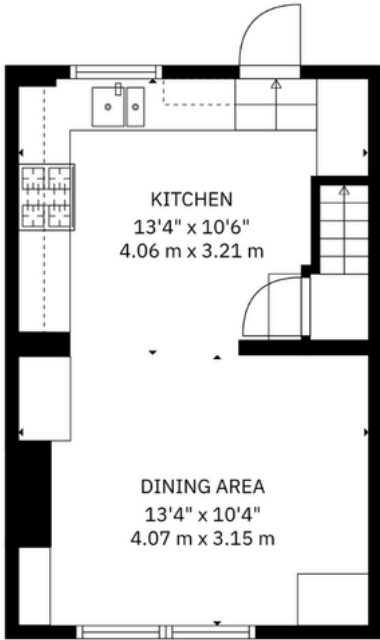
Ascending to the second floor, a landing leads to two comfortable double bedrooms. Both rooms are generously proportioned, providing ample space for furniture and storage, making them perfect for a small family, couples, or as a guest room and home office combination. The layout ensures privacy and comfort for all occupants.

This property benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home throughout the year. One of its most appealing features is its status as a 'blank canvas,' offering an exciting opportunity for the new owner to add their own stamp and create a truly bespoke living space. Whether you envision contemporary updates or wish to enhance its period charm, the potential here is immense.

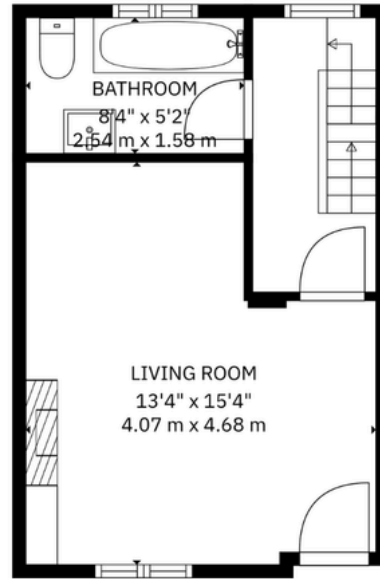
Situated in the heart of the North Laine, residents will enjoy unparalleled access to Brighton's eclectic mix of independent shops, cafes, restaurants, and cultural attractions. The mainline railway station, offering direct links to London, is also within easy reach, making this an ideal location for commuters. Furthermore, the vibrant seafront and famous Brighton Pier are just a short stroll away, providing endless leisure opportunities.

Offered to the market with no onward chain, this property allows for a smooth and swift transaction, enabling you to move into your new Brighton home without delay. This is a rare chance to acquire a period home in one of Brighton's most sought-after neighbourhoods, combining historical charm with the convenience of city living.

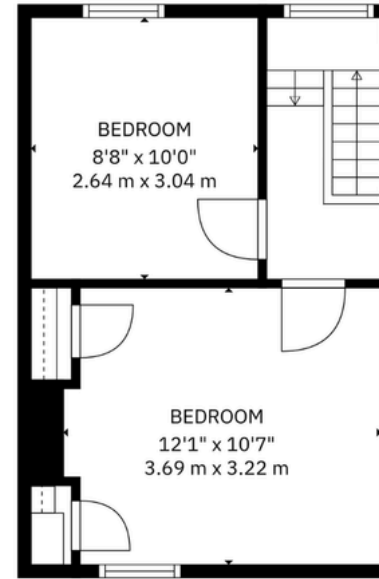




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Total Area: 78 sq.m (835 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.

Please note that the photographs included within this brochure are CGI enhanced and staged.

Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.