



**Sweda Court, Chesham Street, Brighton, BN2 1NG**

Asking Price £175,000



## Sweda Court, Chesham Street, Brighton, BN2 1NG

Situated in the heart of Kemptown, this recently refurbished studio apartment offers modern living, a convenient location, and no onward chain. Currently let out on AST producing 6% gross yield.

Location, Location, Location Nestled in the sought-after area of Kemptown, this purpose-built block offers the perfect opportunity for investors, first time buyers or those seeking a weekend retreat by the sea.

Step inside this south-facing studio apartment on the raised ground floor and be greeted by a beautifully designed space. The hallway flows seamlessly into the spacious studio room, offering ample space for a day bed, furniture, and a large south-facing window drenching the room in natural light.

The recessed kitchen area is cleverly incorporated, making the most of the available space and providing a functional cooking area.

Indulge in the contemporary compact shower room which has been tastefully designed to provide a tranquil escape from the hustle and bustle of city life.

This studio apartment has been recently refurbished, allowing you to move in with ease. The neutral colour palette throughout creates a blank canvas, ready for your personal touch and style. With a no onward chain, you can settle into your new home without any unnecessary delays.

Situated in close proximity to Kemptown village, you'll have easy access to an array of shops, cafes, and restaurants. Explore the vibrant Brighton Marina with its waterfront eateries, boutiques, and entertainment venues or Brighton's eclectic city centre. The Royal Sussex County hospital is a short walk away.

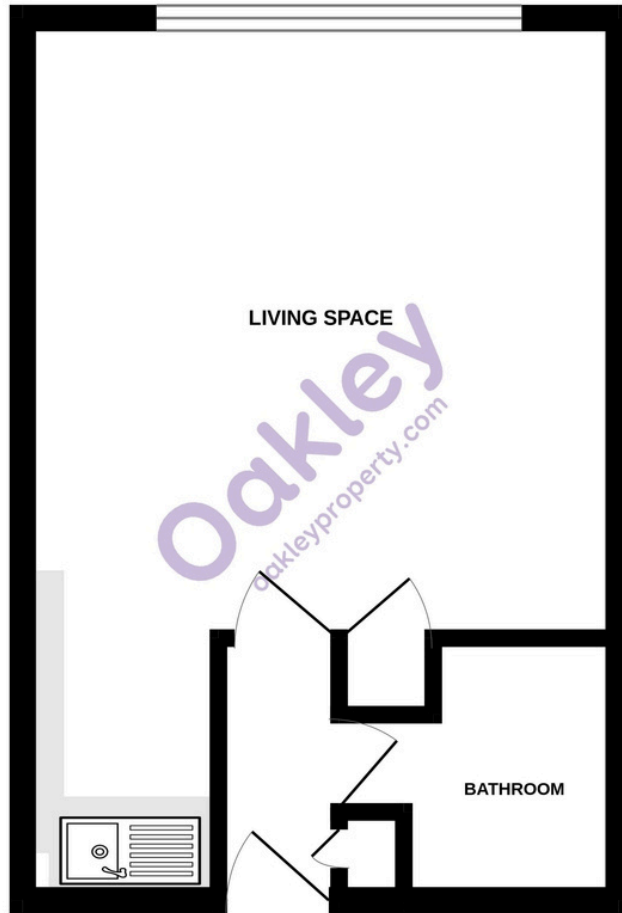
While this studio encompasses 261 square feet (24.3 square metres), the layout has been intelligently designed to maximize space and functionality. Every square inch has been carefully utilized, making it feel bigger than it is and providing all the comforts you need.







RAISED GROUND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 261 sq.ft. (24.3 sq.m.) approx.  
Made with Metropix ©2023



Agents Notes

Leasehold  
137 Years Remaining On The Lease  
Service Charge Approx £853.34 Per Annum  
Ground Rent Approx £45 Per Annum  
Council Tax Band A

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 76 C      |
| 55-68 | D             |         |           |
| 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.