



Cheltenham Place, Brighton, BN1 4AB
Offers In Excess Of £650,000

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This beautifully presented three-storey character property offers versatile living spaces, on-site parking, and a prime location in the North Laine conservation area of central Brighton.

A house that ticks the boxes in the heart of Brighton's sought-after North Laine conservation area. This exceptional three-storey semi-detached period property boasts character, style, and modern amenities, making it an ideal home for families or professionals seeking an elegant living space. With its gated off-street parking space, this feature alone is like the proverbial gold dust in this desirable location.

As you step into the house, you will be greeted by the tastefully decorated ground floor, offering a dual aspect kitchen with easy access to the patio and parking space, this well-appointed kitchen is perfect for both everyday meals and entertaining guests. The dual aspect lounge is a delightful space, complete with wood flooring and a beautiful feature fireplace, adding charm and elegance.

Ascend to the first floor and discover the remarkable main bedroom, offering a vaulted ceiling and exposed floorboards. The natural light streaming through the dual aspect windows creates an airy and inviting atmosphere, making this bedroom a lovely sanctuary. The first floor also features bedroom 3, ideal for children or guests, and a luxurious shower room with an oversized shower, vaulted ceiling, and skylight window.

The lower floor of this splendid property offers even more possibilities, with a bedroom featuring a quirky wet room, perfect for a unique and refreshing bathing experience. An additional bedroom with a fully equipped kitchenette unit adds versatility to the lower floor, providing options for creating a separate unit or expanding your living space. This floor even has a separate street entrance, adding to the property's potential and flexibility.

Living in this exceptional property means immersing yourself in the vibrant North Laine conservation area, renowned for its independent boutiques, trendy cafes and restaurants. The bustling high street, delightful seafront, and convenient Brighton station are all within walking distance, ensuring easy access to everything this amazing city has to offer.

With a total area of 893 square feet (83 square metres), this spacious house provides ample room for comfortable living, while the combination of character features and modern amenities creates a harmonious blend of charm and convenience.





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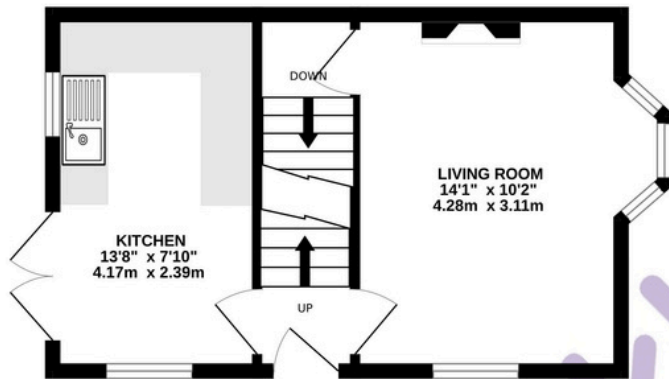


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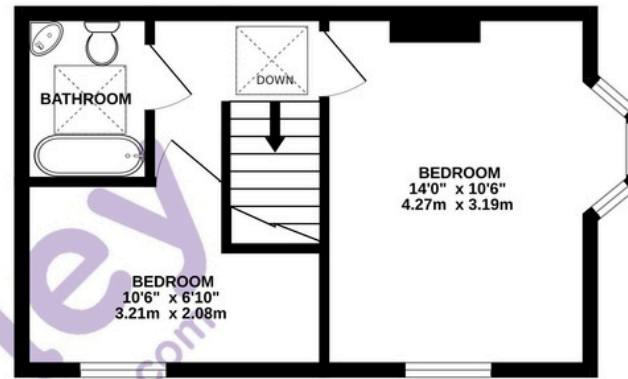
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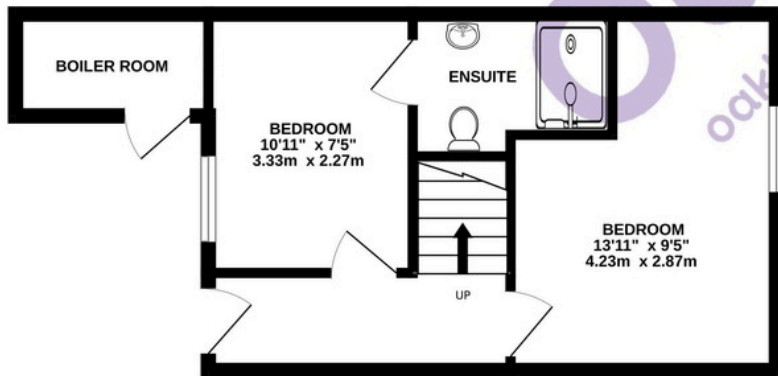
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.

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Agents Notes
Tenure Freehold
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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