



Chesham Place, Brighton, BN2 1FB
Asking Price £475,000

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Discover this exquisite two-bedroom Regency apartment in Kemptown, boasting floor-to-ceiling windows, sea views, and a unique mezzanine level, all moments from the seafront.

Nestled in the highly sought-after Kemptown area, this magnificent two-bedroom Regency apartment on Chesham Place offers an unparalleled blend of classic elegance and contemporary living. Spanning a generous 918 sq. ft. (85 sq. m. inc limited use area), this property is a true gem, perfectly positioned to capture the vibrant essence of coastal life.

Upon entering, one is immediately struck by the bright and airy ambiance, largely thanks to the impressive floor-to-ceiling windows that adorn the open plan living area. These architectural features not only flood the apartment with an abundance of natural light but also frame breathtaking sea views, providing a constant connection to the stunning Kemptown seafront.

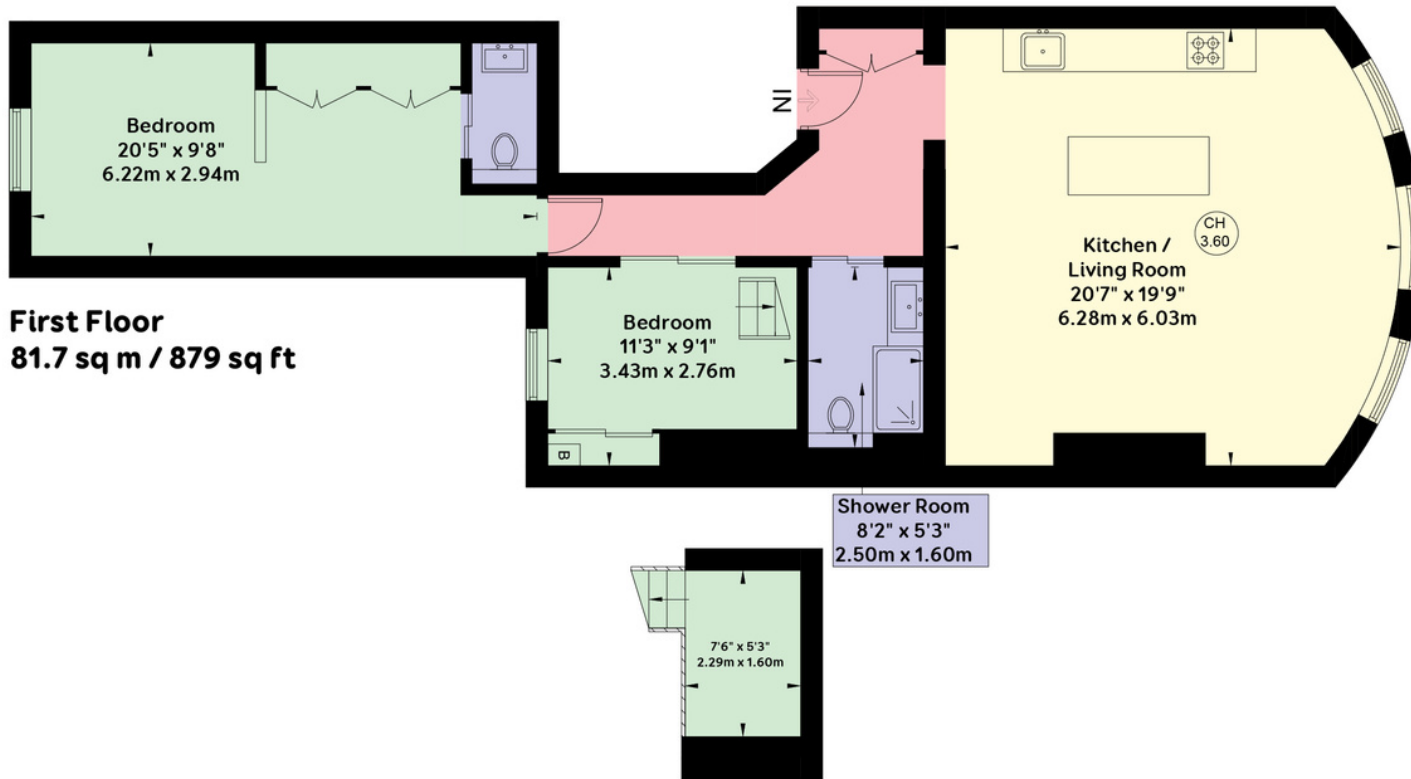
The accommodation comprises two well-proportioned bedrooms, a stylish bathroom, and a welcoming open plan reception room. The design thoughtfully maximises space and functionality, catering to both comfortable living and entertaining. A standout feature of this apartment is the innovative additional mezzanine sleeping/storage level within the second bedroom. This versatile space offers endless possibilities, whether utilised as an extra sleeping area for guests or simply invaluable additional storage, making the most of every square foot.

Location is paramount, and Chesham Place excels in this regard. You are literally moments from the Kemptown seafront, allowing for leisurely strolls along the beach whenever the mood strikes. The vibrant local area is a hub of activity, with an eclectic mix of independent shops, charming cafés, lively bars, and exquisite restaurants all within easy walking distance. From daily essentials to evening entertainment, everything you could possibly need or desire is right on your doorstep.

For those who commute or enjoy exploring further afield, the property benefits from excellent transport links. Brighton Marina, with its array of leisure facilities, and the bustling Brighton city centre are both conveniently nearby, offering a wider selection of amenities and attractions. Local conveniences are also abundant, with supermarkets, modern gyms, and essential healthcare facilities all within close proximity, ensuring a lifestyle of ease and convenience.

Parking is available via a resident permit, providing a practical solution for vehicle owners in this popular urban setting. This Regency apartment is not just a home; it's a lifestyle opportunity, offering a unique blend of historical charm, modern comfort, and an enviable coastal location. Whether you are seeking a permanent residence, a stylish pied-à-terre, or a lucrative investment, this property represents an exceptional opportunity to acquire a piece of Kemptown's enduring appeal.





First Floor
81.7 sq m / 879 sq ft

Mezzanine
3.6 sq m / 38 sq ft

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = **85.3 sq m / 918 sq ft**
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = **81.7sq m / 880 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Agents Notes

Tenure Share Of Freehold
968 Year Lease Term Remaining
Service Charge Approx £2,500 Per Annum
Ground Rent N/A
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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