



Eaton Place, BN2
£400,000

SEAN
AUGHAN

CHESHAM
MANSIONS

EATON CO

INTRODUCING

Eaton Place, BN2

1 Bedroom | 1 Bathrooms | 1 Reception Room | 733 Sq Ft | Sunny Patio Garden

Nestled within the highly sought-after Chesham Mansions, this beautifully presented one-bedroom ground floor flat offers an exceptional opportunity to acquire a prime residence in Brighton's vibrant Kemptown. This property combines period charm with modern convenience, making it an ideal home for individuals or couples seeking a sophisticated coastal lifestyle.

Upon entering, you are immediately greeted by the impressive scale of the accommodation. The heart of this home is undoubtedly the generously proportioned living/dining room. This expansive space is bathed in natural light and features elegant high ceilings, creating an airy and open atmosphere perfect for both relaxing and entertaining. The layout provides ample room for distinct living and dining areas, allowing for versatile furniture arrangements to suit your personal style.

Adjacent to the living space, the well-appointed kitchen offers practical functionality and sufficient storage, catering to all your culinary needs. The flat comprises a comfortable double bedroom, providing a peaceful sanctuary. The property benefits from a well-maintained bathroom and, a significant advantage, a separate WC, enhancing convenience for residents and guests alike.

One of the most compelling features of this delightful flat is its private outdoor space. A large, sunny patio garden extends from the property, offering a wonderful secluded oasis. This south-facing garden is perfect for al fresco dining, morning coffees, or simply unwinding in the sunshine, providing a rare and valuable amenity in such a central location.



Location is paramount, and this flat excels in its positioning. Situated in the heart of Kemptown, you are just a two-minute stroll from Brighton's iconic beach, allowing for easy access to seaside walks and recreational activities. Kemptown itself is renowned for its eclectic mix of independent shops, charming cafes, gourmet restaurants, and vibrant nightlife, all within easy reach. Excellent transport links are also readily available, connecting you to Brighton city centre and beyond.

This ground floor flat in Chesham Mansions represents a fantastic opportunity to own a piece of Brighton's desirable Kemptown. With its spacious interiors, high ceilings, separate WC, and a large sunny patio garden, combined with an unbeatable location, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Contact our estate agent today to arrange your viewing.







ASTON
WUJIAN



Education:

Primary: Queens Park Primary School, Middle Street Primary
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC
Private: Brighton College and Prep, Montessori School

Good To Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline, inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list

Eaton Place, Chesham Mansions



Ground Floor
Approximate Floor Area
733.02 sq ft
(68.10 sq m)

Approximate Gross Internal Area = 68.10 sq m / 733.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.