



Chesham Place, BN2
Offers Over £685,000

ASTON
VAUGHAN

INTRODUCING

Chesham Place, BN2

2 Bedrooms | 2 Bathrooms | 1 Reception Room
1284 Sq Ft | Roof Terrace |

With glorious views out to the sea, this luxury 2 bed, 2 bath maisonette offers 119.3m² (1284.9 sq. ft.) of light filled rooms spread over three levels. The ceilings soar and every room is finished to a high quality standard. On the top floor of this newly renovated, beautiful, Grade II Regency end of terrace building; is the roof terrace which has stunning views over the horizon. The living; dining room and kitchen is perfectly laid out for socialising – numerous windows mean you are spoilt for sea views.

Kempton village is a sought-after location with so much going on in the locality. Although you are not tied to a car in this popular spot, there is ample permit parking and no waiting list for zone H at the time of writing.

As an End of terrace, this grand, Grade II listed building is secured by an intercom and inside, the integrity of the building has been maintained. The entrance to this private dwelling is on the 3rd floor. Inside, the entrance hallway has great storage for coats, shoes and more, there's a separate w.c. and the first of the luxury bathrooms is also on this storey. It is large enough for both a bath and a large separate walk in shower. A large clothes drying cupboard houses the washing machine, well disguised and very convenient.











Upstairs, the open plan living room is a sun trap with high-ceilings, blending generous period proportions of 6.43 x 5.98m (20'10 x 19'7) with a timeless modern finish. The broad west bay windows frame a mesmerising seascape and views of the beach whilst a south window brings in plenty of sunshine throughout the day.

Crisp decoration and wide wooden floorboards keep the focus on the picture-perfect vista, skilfully planned, the stylish fitted kitchen is tucked behind a central island with a seating breakfast bar, the touch induction hob is sociably placed opposite the living dining area, but is hidden from sight. A perfect spot to sit and soak in the views whilst enjoying some food.





Vendor's Comments:

"Quiet but convenient the location couldn't be better with the sea a short stroll away and other great amenities on the doorstep – buses to take you into the city centre or along the coast to the National Park you really don't need a car here. Brighton Station is about 7-10 mins by cab or 15 on the bus, although it's a fun walk past many cafés and bars! This is a great place to live with the Royal Pavilion and Lanes a short walk down into central Brighton town. If you're professionals and/or have a small family, good local schools include St Luke's and Brighton College.

Good to Know:

1 min walk to seafront

2 mins walk to local shops & cafés

Concord 2, music venue 5 mins away

Brighton Station approx. 10 mins drive

Queen's Park's, East Brighton Park close by

Marina & Lanes 15-20 mins walk

Education:

St Luke's Primary outstanding 5 mins drive

Brighton College Prep 10 mins walk

Varndean High School, Dorothy Stringer

Varndean 6th Form College, BHASVIC, BIMM

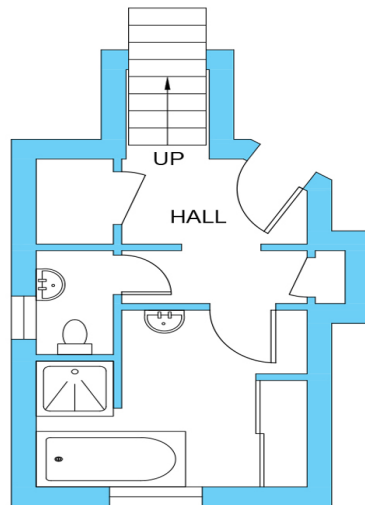
Brighton College 10 mins walk

Location Guide:

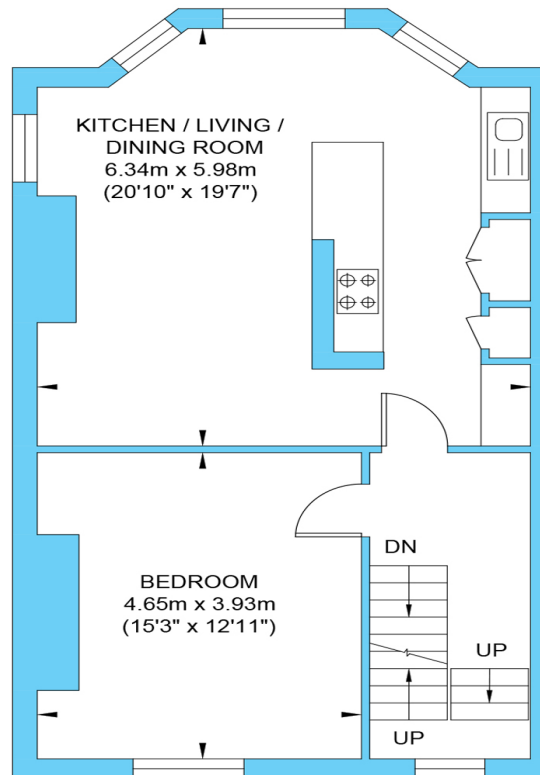
Kempton Village is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, a yoga centre and an Olympic size Lido. Well known for its al fresco lifestyle, specialist shops and a farmer's market. It also has a Co-Op, post office and pharmacy. The pier, the horse racing course, waterfront restaurants, the Marina, theatres and the shops of central Brighton are all within a 15–20 minute walk along the sea front route or past the vibrant bars and restaurants of St James' Street. Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting - or letting-feasible. For those who need a car, both the A23/27 and coast road are nearby.



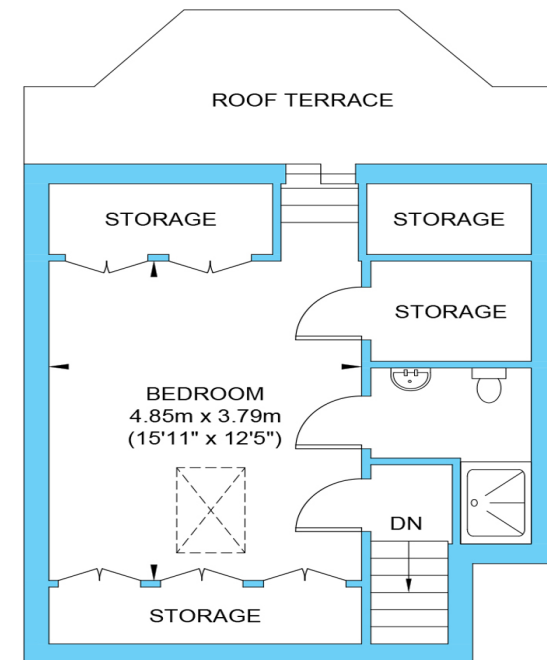
Chesham Place



Third Floor
Approximate Floor Area
173.0 sq ft
(16.0 sq m)



Fourth Floor
Approximate Floor Area
688.56 sq ft
(63.97 sq m)



Fifth Floor
Approximate Floor Area
423.34 sq ft
(39.33 sq m)



Approximate Gross Internal Area = 119.3 sq m / 1284.9 sq ft