



32 Cheltenham Place  
Brighton, BN1 4AB



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**Offers in excess of £465,000**

A charming two bedroom mid-terraced situated in the heart of the vibrant North Laine Conservation Area. This bright and airy home has everything Brighton offers on its doorstep and is being sold with no onward chain.

Stepping inside, there is a bay-fronted living room to the front that enjoys an abundance of natural sunlight. Set behind is a second reception room with a modern fitted kitchen completing the ground floor accommodation.

Moving upstairs to the first floor, you have a large family bathroom along with two double bedrooms. Access to the loft can be found on the landing, providing a vast amount of storage.

Outside, the walled private patio garden offers low maintenance and ideal space to enjoy a morning coffee as the sun rises.

Cheltenham Place is situated within walking distance of the wide array of independent shops, bars, and cafes that make the North Laine area so unique, you'll have everything you need right on your doorstep. The seafront, high street shopping, and Brighton Station are all within easy reach, making this home ideal for commuters and those who love to explore the city.



**Cheltenham Place, BN1**  
Approximate Gross Internal Area = 77.6 sq m / 836 sq ft  
Approximate Outbuilding Internal Area = 1.2 sq m / 13 sq ft  
Approximate Total Internal Area = 78.8 sq m / 849 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, neither the dimensions of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given for the area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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