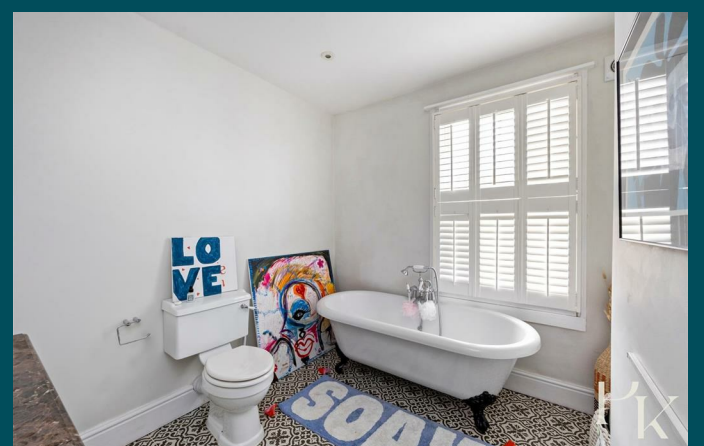
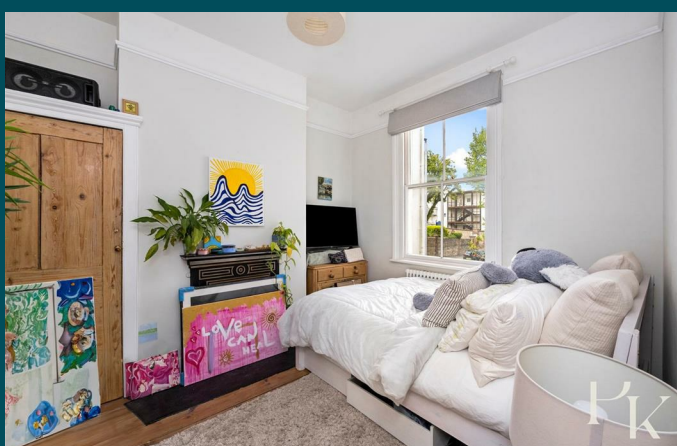




4 Chesham Street  
Brighton, BN2 1NA



# 4 Chesham Street

Brighton, BN2 1NA

**Offers over £800,000**

Occupying an elegant position on the ever-popular Chesham Street, this beautifully presented four-bedroom Victorian home offers over 1,565 sq ft of characterful accommodation arranged across four floors. Combining timeless period detail with thoughtfully updated interiors, the property delivers an exceptional balance of charm, space and practicality in one of Brighton's most desirable residential settings.

The ground floor is centred around a stunning kitchen and dining space, where bespoke shaker cabinetry, black granite worktops and a substantial central island create a sociable heart to the home. Original floorboards, ornate cornicing and high ceilings enhance the sense of character throughout, while large bay windows flood the space with natural light. To the rear, a generous utility room provides excellent additional storage and direct garden access.

The first floor hosts an impressive bay-fronted living room with feature fireplace, fitted cabinetry and leafy outlooks, alongside a well-proportioned double bedroom and contemporary family bathroom. Across the upper floors are three further spacious bedrooms, including an exceptional principal room occupying the entire front of the second floor, together with an additional modern bathroom.

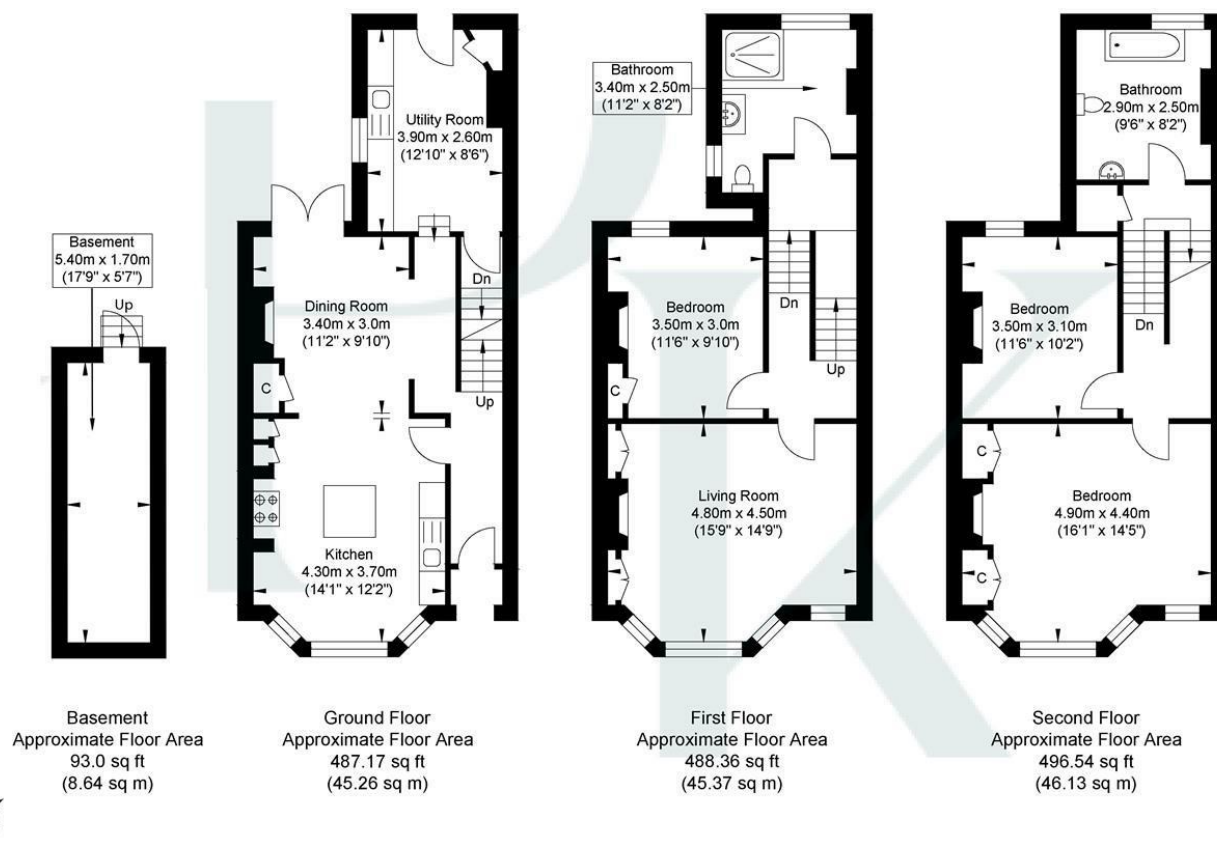
Throughout the house, beautifully retained Victorian features sit effortlessly alongside tasteful modern finishes, creating a home with warmth, personality and versatility. The layout lends itself equally well to family living, entertaining or flexible home working arrangements.

The current owners have also submitted planning permission and had drawings prepared to extend the kitchen, in line with similar extensions carried out by neighbouring properties.

Chesham Street remains one of the area's most sought-after addresses, ideally positioned in the heart of Kemp Town Village, renowned for its vibrant community feel, independent shops, cafés and excellent local amenities. The property is conveniently located for highly regarded local schools, including Brighton College, while Queen's Park and the rejuvenated seafront are both within easy reach, offering attractions such as Sea Lanes, Soho House, The Reading Room and the scenic promenade stretching along the beach. Brighton beach, the Marina, the Royal Sussex County Hospital and the city centre are all easily accessible, with the nearby Sea Lanes development and open-air swimming pool further enhancing the exceptional coastal lifestyle on offer in this prime Brighton location.



## Chesham Street



Approximate Gross Internal Area = 145.40 sq m / 1565.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Pearson  
Keehan