

## Chichester Place, Brighton, BN2 1FF

Approximate Gross Internal Area = 208.6 sq m / 2245 sq ft

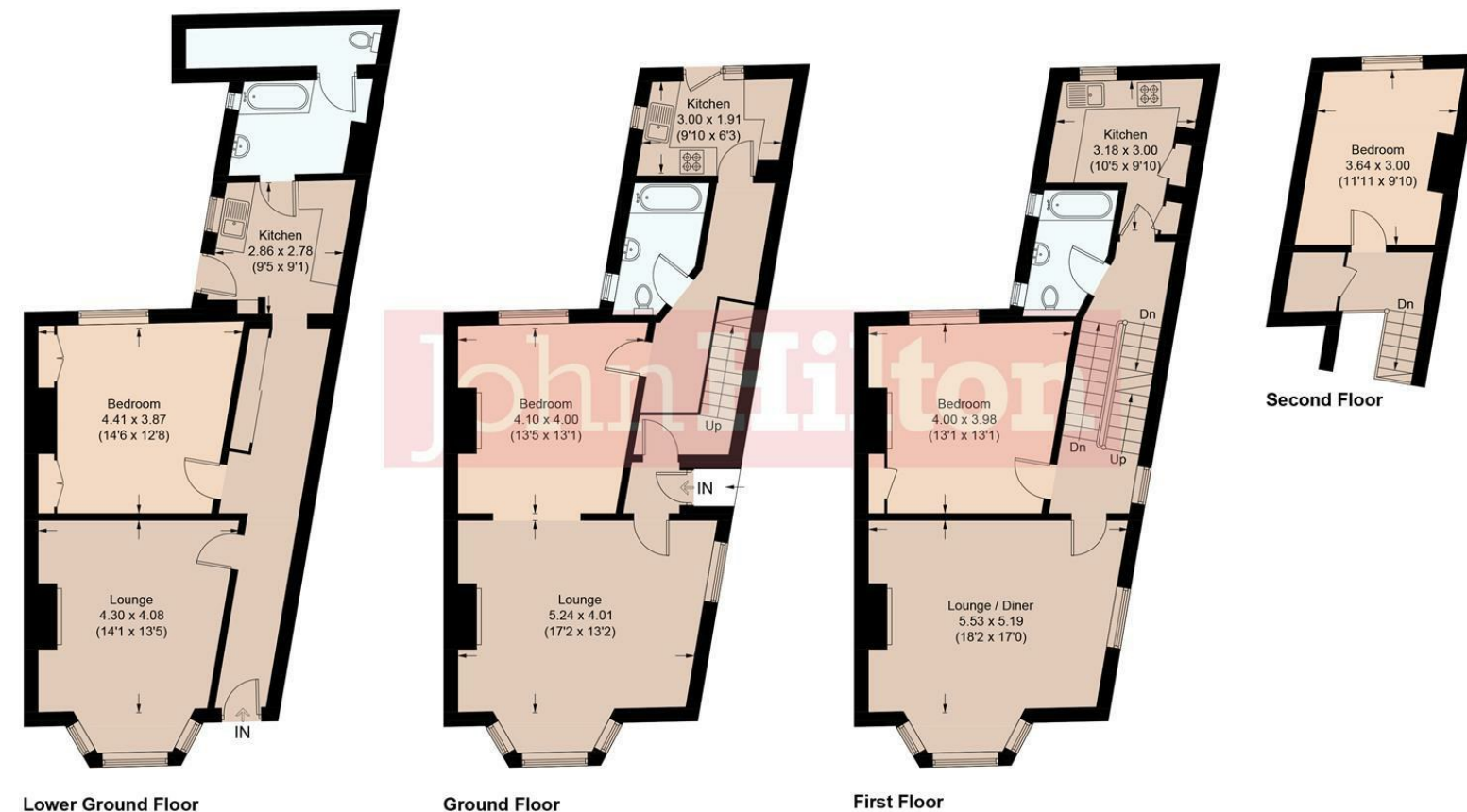


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

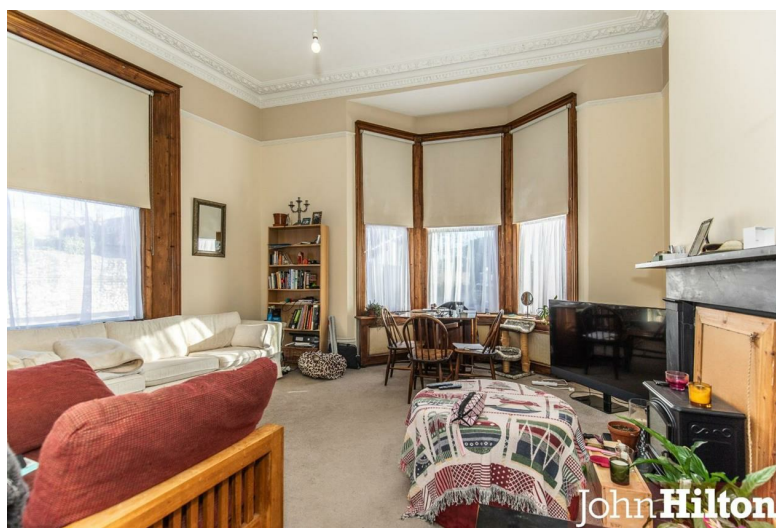


Total Area Approx 2245.00 sq ft

41 Chichester Place, Brighton, BN2 1FF

To view, contact John Hilton:  
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**Guide Price £875,000-£950,000**  
**Freehold**



# 41 Chichester Place Brighton BN2 1FF

\*\*\* GUIDE PRICE £875,000-£900,000 \*\*\*

Having been in the same family for over 50 years, this is a rare opportunity to acquire a substantial end-of-terrace period residence arranged over four floors, measuring 2245 square feet (209 square meters) in total. The property is currently configured as three separate apartments and is currently used as home and income. The property retains many impressive original features and the ground and first floor levels boast high ceilings with dual aspects giving a real sense of space and natural light. All three units were upgraded internally in 2018 and the exterior elevations were overhauled in 2024.

In brief, the property is set up as follows:

41a is a generously sized one bedroom lower ground floor apartment with its own separate street entrance, natural wood floors and attractive period fireplaces. It consists of a living room, bedroom, kitchen/breakfast room and bathroom which leads to a separate WC. The property also enjoys use of a west-facing paved rear patio.

Flat 1 is well-presented, occupies the entire ground floor and is arranged as an open-plan one bedroom apartment with elegant high ceilings which retain the original cornicings, impressive period fireplaces, lots of natural light and access to the raised west-facing patio garden which has side access from Eastern Road.

Flat 2 occupies the top two levels and consists of two bedrooms arranged over split levels. Very well presented interior which also has the grand high ceilings and impressive fireplaces and large sash windows which absorb the natural light. Full of character and retaining many of the original features with access to a large loft space which has potential for conversion, subject to usual consents.

The property is considered ideal for a variety of different purposes including 'buy to let' with three units under one roof (approximate rental value for the whole building is estimated to be £50,400 per annum), Airbnb investment, or home and income. The property was originally purchased as a self-contained lower flat with family sized maisonette on the upper three levels. It has been lovingly maintained by the current considerate owners and will be sold with no onward chain.

Located in vibrant Kemp Town, residents enjoy a charming village atmosphere complete with cafes, boutiques and local amenities. Brighton city centre and the beach are just moments away, perfect for leisurely strolls and seaside relaxation. Commuters will appreciate easy access to London from nearby Brighton mainline station, while nature enthusiasts can explore the nearby path leading to the racecourse and the South Downs National Park.



- Rare Opportunity to Acquire Entire Freehold Building
- Substantial End-of-Terrace Period Property
- Four Levels
- Arranged as Two Apartments & an Upper Maisonette
- Retains Many Original Features
- High Ceilings & Lots of Natural Light
- Ideal for Buy to Let Investment or Airbnb
- Currently Used as Home & Income
- Sought-After Location
- NO ONWARD CHAIN

| EPC Rating   |        |
|--------------|--------|
| Basement     | 63 / D |
| Ground Floor | 63 / D |
| Top Floor    | 64 / D |

| Council Tax Band |   |
|------------------|---|
| Basement         | A |
| Ground Floor     | B |
| Top Floor        | B |