

Chichester Place, Brighton, BN2 1FF

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

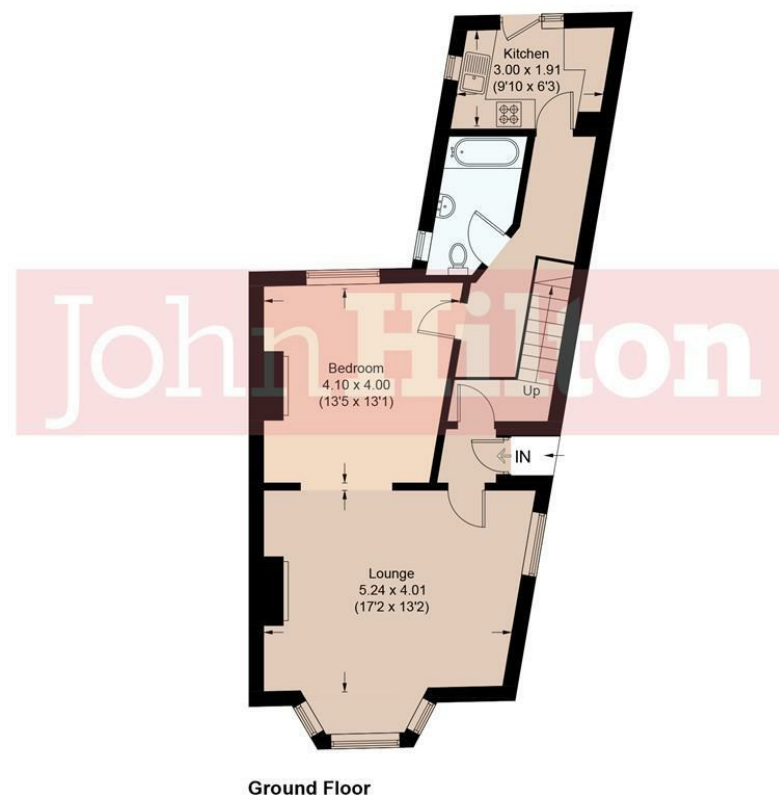


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 669.00 sq ft

Ground Floor Flat, 41 Chichester Place, Brighton, BN2 1FF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £250,000-£275,000
Leasehold - Share of Freehold



Ground Floor Flat 41 Chichester Place Brighton BN2 1FF

*** GUIDE PRICE £250,000-£275,000 ***

Raised ground floor studio/one bedroom apartment occupying the entire ground floor of an attractive period property and retaining many of its original features, with lots of natural light and access to the raised west-facing patio garden which has side access from Eastern Road.

Comprising a bay-fronted dual aspect living room with tall sash windows and picture rail which opens onto a spacious bedroom with westerly aspect sash window, dado rail and picture rail - both rooms having grand feature fireplaces with mantels and elegant high ceilings with original cornicings. The inner hallway with storage cupboard leads to the bathroom with obscure glazed sash window and a white suite comprising panel-enclosed bath with mixer tap and shower attachment, vanity cupboard with inset wash basin and low-level WC. The kitchen has a dual aspect overlooking the rear garden, flat-front base and wall units, inset single bowl sink with drainer, space for oven, plumbing for washing machine and glazed door opening onto the westerly rear garden with a side gate onto Eastern Road.

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.

The property is being sold with a new 999-year lease, share of freehold and no onward chain.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		75
	63	

Council Tax Band: **B**

- One Bedroom/Studio Apartment
- Ground Floor
- West-Facing Garden
- Sash Windows
- Original Period Features
- Separate Kitchen
- 999-Year Lease
- Share of Freehold
- Close to Seafront & Royal Sussex County Hospital
- NO ONWARD CHAIN