

ELLIOTTS



SCAN ME

3a Chesham Place,  
Price £600,000







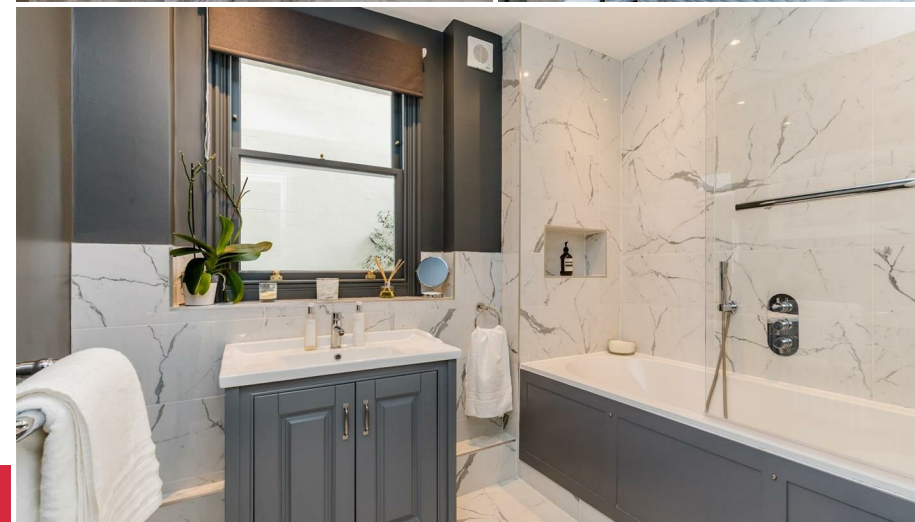


Price £600,000

# 3a Chesham Place Brighton, BN2 1FB

Elliotts are delighted to offer for sale this quite exceptional lower ground floor apartment in this highly sought after East Cliff conservation area, having been subject of much improvement by the current owner, both to a high specification and to excellent level of detail. This spacious apartment has a total floor area of 91 Sq.Mt / 981 Sq.Ft which includes a superb & beautifully presented period lounge with an equally well finished kitchen. There are two double bedrooms, with the principle room having a re-fitted shower room and the second bedroom being serviced by the second exquisite bathroom/WC.

This fantastic apartment has the benefit of its own private entrance approached from street level leading down to the property. Once inside there is also the advantage of a useful utility room with space and plumbing for a washing machine. Last and by no means least is a charming outside space having undergone a complete transformation with a great entertaining area with plenty of space for table and chairs, along with some useful storage space.



- **Exceptional Garden Apartment**
- **Feature Period Lounge**
- **West Facing Patio Garden**
- **Two Bathroom / WC**
- **Private Entrance - Utility Room**

- **91 Sq.Mt / 981 Sq.Ft**
- **Modern Re-Fitted Kitchen**
- **Two Double Bedrooms**
- **Superior Attention to Detail**
- **Share of Freehold**





Chesham Place is located in the East Cliff conservation area, only a short walk away from Brighton beach, Chesham Place offers a peaceful setting within easy walking distance of the vibrant shops, bars and cafes of St George's Road, Eastern Road and Brighton Marina. From Artisan Coffee Houses to the vintage antique shops, when it comes to shops, bars and restaurants there's no shortage of choice.

The amenities of James's Street and Edward Street are all close at hand. The ever-popular Busby and Wilds gastro pub offers a family and dog friendly atmosphere, while the centre of Brighton with its high street stores and famous Lanes are all within easy reach.

Brighton train station with its convenient mainline links for commuters is approximately just under a mile and a half away, and there are regular bus services into the centre of Brighton and Hove and out to Devil's Dyke, the marina and Rottingdean.

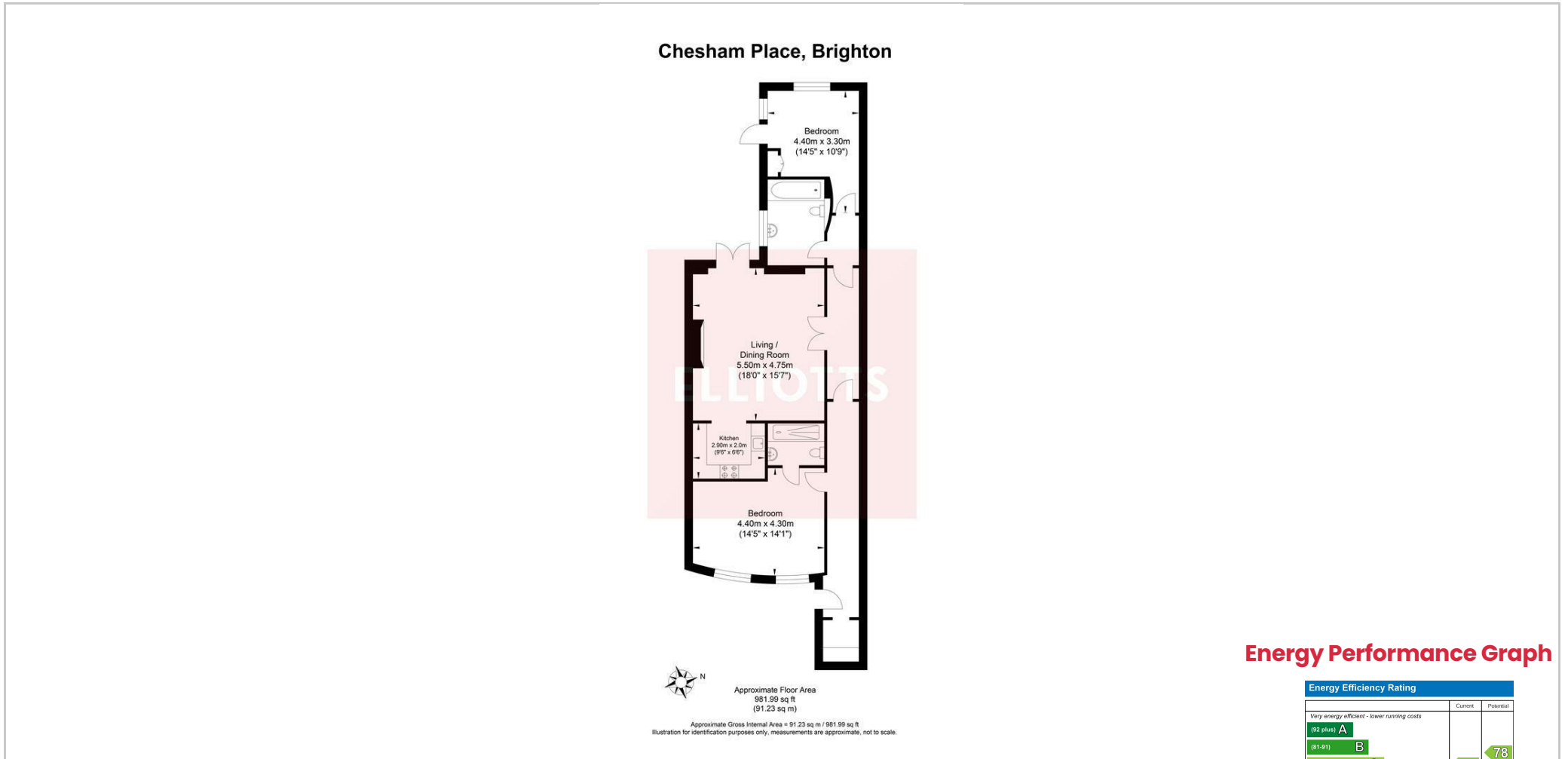
There are easy road links to Brighton town centre and beyond with trains to London, road links via A23 to Gatwick and Heathrow airports. Not forgetting Brighton Marina, which offers extensive shopping, eating and leisure facilities to include multi-screen cinema complex, bowl-plex, ASDA superstore and casino is 0.8 miles away. Closest schools include St Mark's, Varndean, Dorothy Stringer and Brighton College.



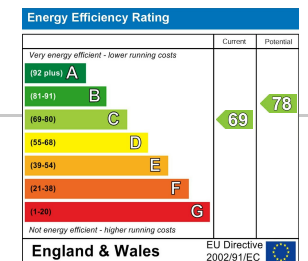




## Floorplan



## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: [mail@elliottsestateagents.co.uk](mailto:mail@elliottsestateagents.co.uk) Website: [www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)