



**Chichester Close, Brighton, BN2 1FL**  
Asking Price £284,000

## Chichester Close, Brighton, BN2 1FL

Two bedroom ground floor flat close to the seafront and Kemptown village.

This very well presented apartment benefits from a generous double bedroom to the front with two windows in the bow and another bedroom to the rear. The lounge has wood effect flooring and glazed door and window with access to a fire escape. Just off the lounge is the kitchen with high gloss white fronted kitchen units and pantry cupboard. To the middle of the property is the shower room having a white suite comprising wash basin, WC, shower enclosure and window.

Chichester Close is located on Chichester Place close to the junction with Chesham Road, in the popular area of Kemptown, just off the seafront. The flat is located on the west side of the street. This convenient location affords walking access to many aspects of the city. The seafront (0.1 miles), Kemptown Village with its shops cafes and restaurants (0.3 miles), Coop (0.4 miles), Boots the chemist (0.4 miles), The Royal Sussex County Hospital (0.2 miles), Brighton Marina with its supermarket, gym, restaurants, casino and cinema (0.7 miles), Sea Lanes swimming & Yellow Wave beach sports and Beach cafe (0.5 miles), Concorde 2 venue (0.5 miles).





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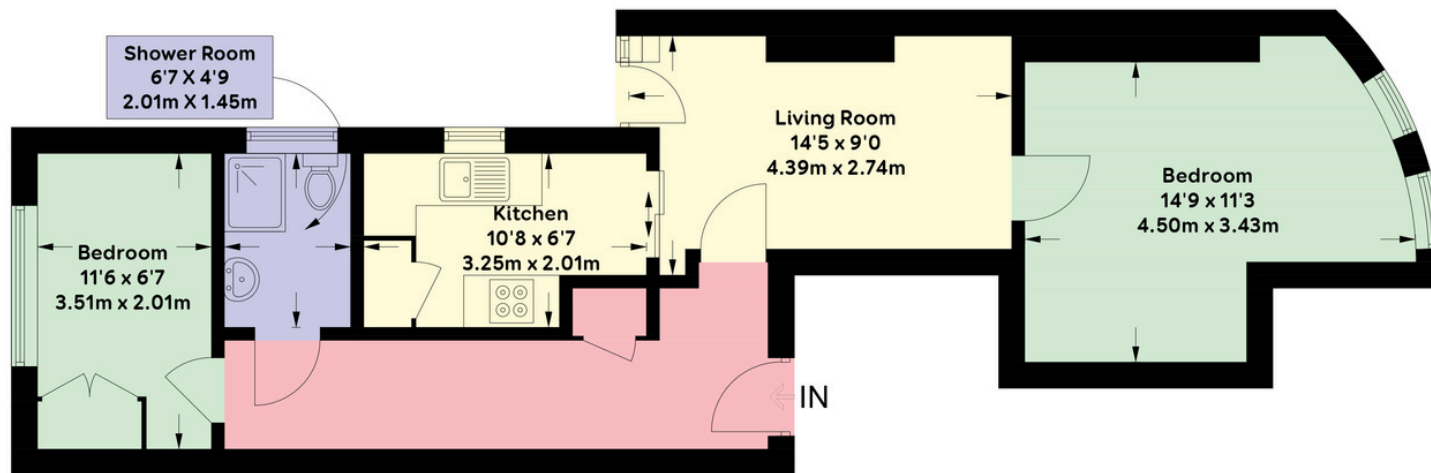
Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
brighton@oakleyproperty.com

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## Ground Floor

APPROXIMATE GROSS INTERNAL AREA = **556 sqft / 51.7 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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### Agents Notes

Tenure Leasehold  
143 Year Lease Term Remaining  
Ground Rent- £23 Per Annum  
Service Charge- Approx. £979.20 Per Annum  
Council Tax Band B

### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Please note:

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