



17 Chesham Road
Brighton | East Sussex | BN2 1NB

FINE & COUNTRY





CHIC TWO BEDROOM DUPLEX APARTMENT WITH EXTENSIVE SEA VIEWS IN KEMPTOWN
This stunning period building is on Chesham Road with uninterrupted views of the sea. It sits at the top of Chesham Place, comprised of similar beautiful 1850s Victorian architecture, which leads directly down to the seafront so your views of the sea will never be obstructed.

Upon entering, you are welcomed into a well-maintained communal hallway, with a staircase leading up to the apartment door on the second floor.

Private staircase to the third floor half landing brings you to a beautifully decorated and spacious double bedroom.

On the third floor a generous landing offers access to the kitchen, bathroom and living room.

The contemporary newly fitted kitchen breakfast room is a real wow with white quartz tops and sleek navy cupboards with brushed copper handles, ample space for table and chairs, leading out to a sunny roof terrace, ideal for alfresco entertaining.

The lounge/dining room is all about the views, with three south facing windows letting the light flood in drawing your eye to the sea and sky. 19'5 x 17'2 it's again very spacious but still cosy.

The bathroom is elegantly finished with free standing rolltop bathtub with chrome feet, wc and corner basin on natural slate floor.







Ascending to the top floor to your luxury ensuite master bedroom you will be at peak relaxation mood as you reach your private south facing terrace overlooking the seafront, the perfect sunny spot to enjoy the world going by.

There is plenty of fitted storage in this light airy room, and a high quality fully tiled ensuite with walk in shower, wc and basin.



This property has been finished to an impeccable standard, with tasteful colour schemes that complement the abundant natural light. Just a short stroll from the sea and recently developed Sea Lanes, a few minutes' walk to Kemptown village, with excellent transport links to the city centre and Marina this apartment boasts all that Brighton has to offer.

Situated in Parking Zone H

Council Tax band D

EPC D

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

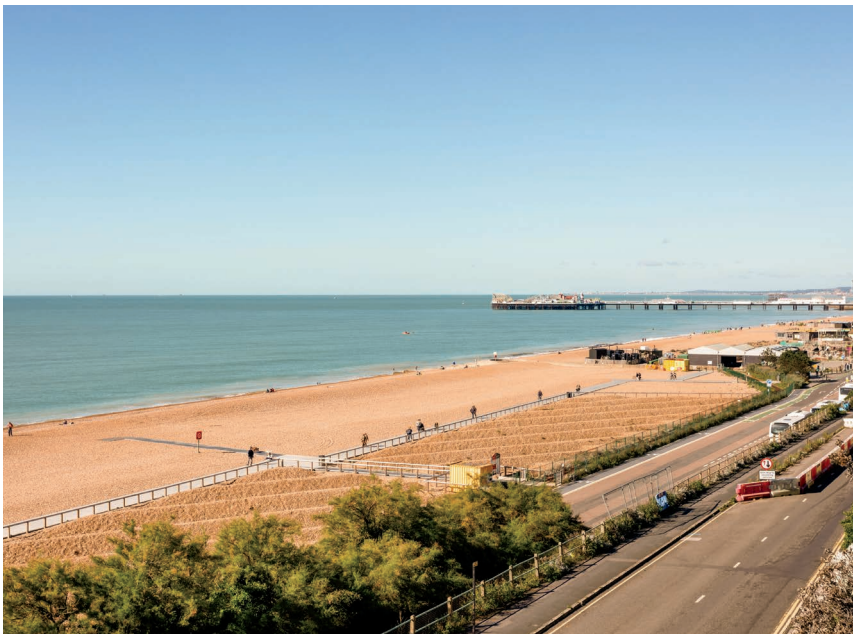
Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking – not in controlled parking area.

TENURE & OUTGOINGS

Tenure: 958 years remaining on Share of Freehold.

Service Charge - £170 (paid monthly)

This information has been provided by the seller. Please obtain verification via your legal representative.





Lower Ground Floor

First Floor

Second Floor

Total Area: 126.98 m². 1366.80 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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