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sales & lettings

Chesham Street

Brighton

Guide Price £1,000,000 – £1,100,000





Nestled in the vibrant heart of Kemptown, this superb bay fronted period home on Chesham Street offers beautifully presented accommodation arranged over four impressive floors. Full of character yet thoughtfully updated for modern living, the property strikes a lovely balance between original charm and contemporary comfort, with generous room proportions, high ceilings and an abundance of natural light creating a real sense of space throughout.

The ground floor is a real highlight, centred around an impressive open plan living area and kitchen that works perfectly for both everyday life and entertaining. The layout flows beautifully, with doors opening directly onto a delightful west facing garden, an ideal spot for afternoon sun, al fresco dining and relaxed evenings with friends. The versatile arrangement continues across the upper floors, offering five double bedrooms in total, one of which is currently used as an additional lounge area, perfect as a snug, home cinema room, playroom or work from home space depending on your needs. Completing the accommodation are two well sized bathrooms, both well placed to serve family life and visiting guests with ease.







### In the Local Area

Chesham Street sits in one of the city's most sought after and characterful neighbourhoods, known for its strong community feel and brilliant local scene. Kempdown is packed with independent cafes, restaurants, bakeries and shops, all within easy reach, while the seafront is close by for morning walks and weekends on the beach.

For families, the area is well served by a range of excellent local schools, with Brighton College within easy reach, alongside other popular primary and secondary options nearby, making this a particularly appealing setting for those looking to combine city living with everyday practicality. With Brighton's wider amenities, transport links and the Royal Sussex County Hospital also close at hand, this is a stylish and substantial home in an unbeatable location, offering spacious, flexible living in one of the city's most desirable neighbourhoods.

### Further Information

This property is currently situated in parking zone H. The council tax band is E, which is currently charged at £3,001.52 for 2025/26.

EPC Rating - D

Council Tax - E

Parking Zone - H

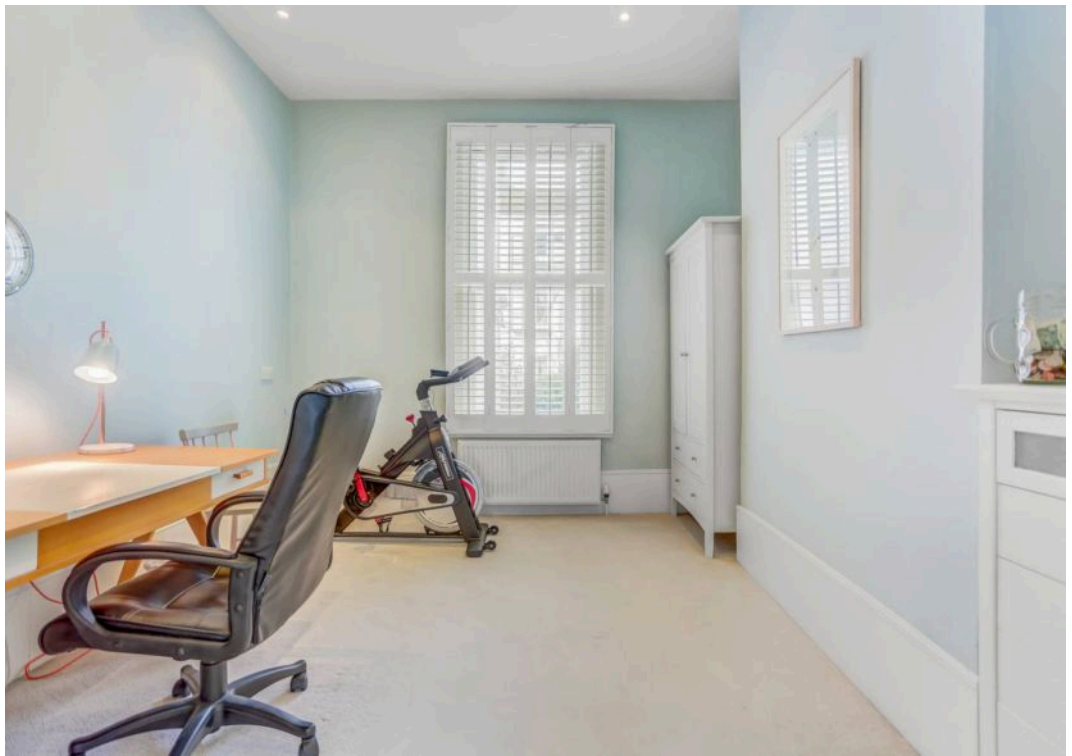
Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

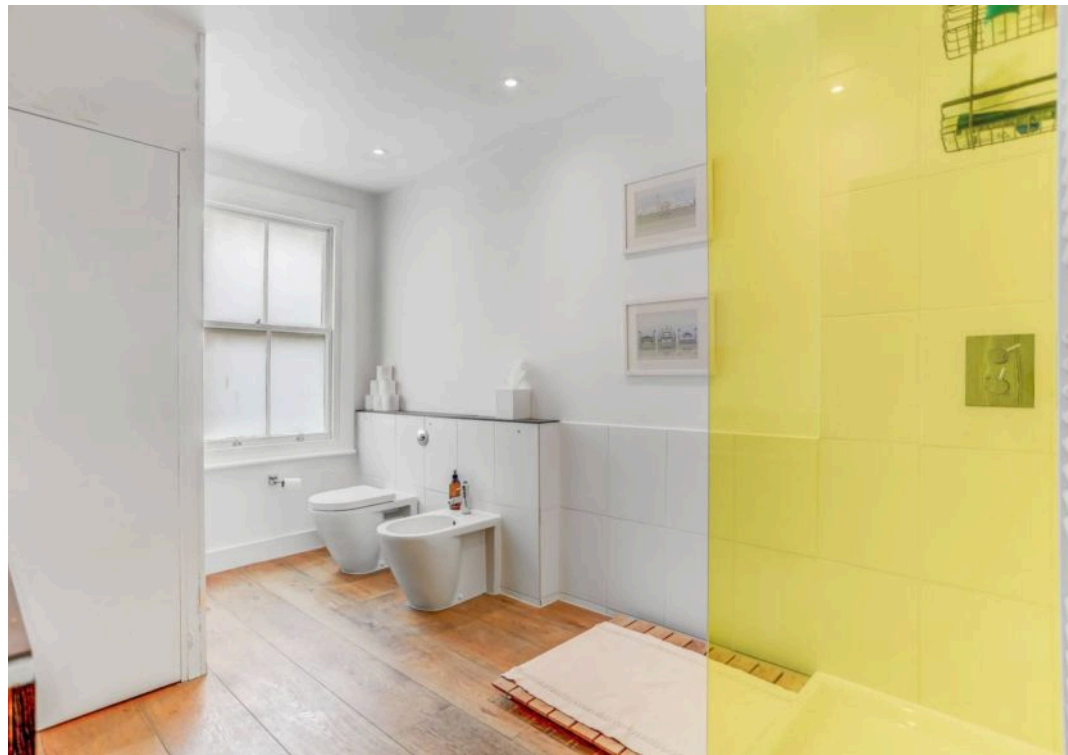
This information has been provided by the seller. Please obtain verification via your legal representative.

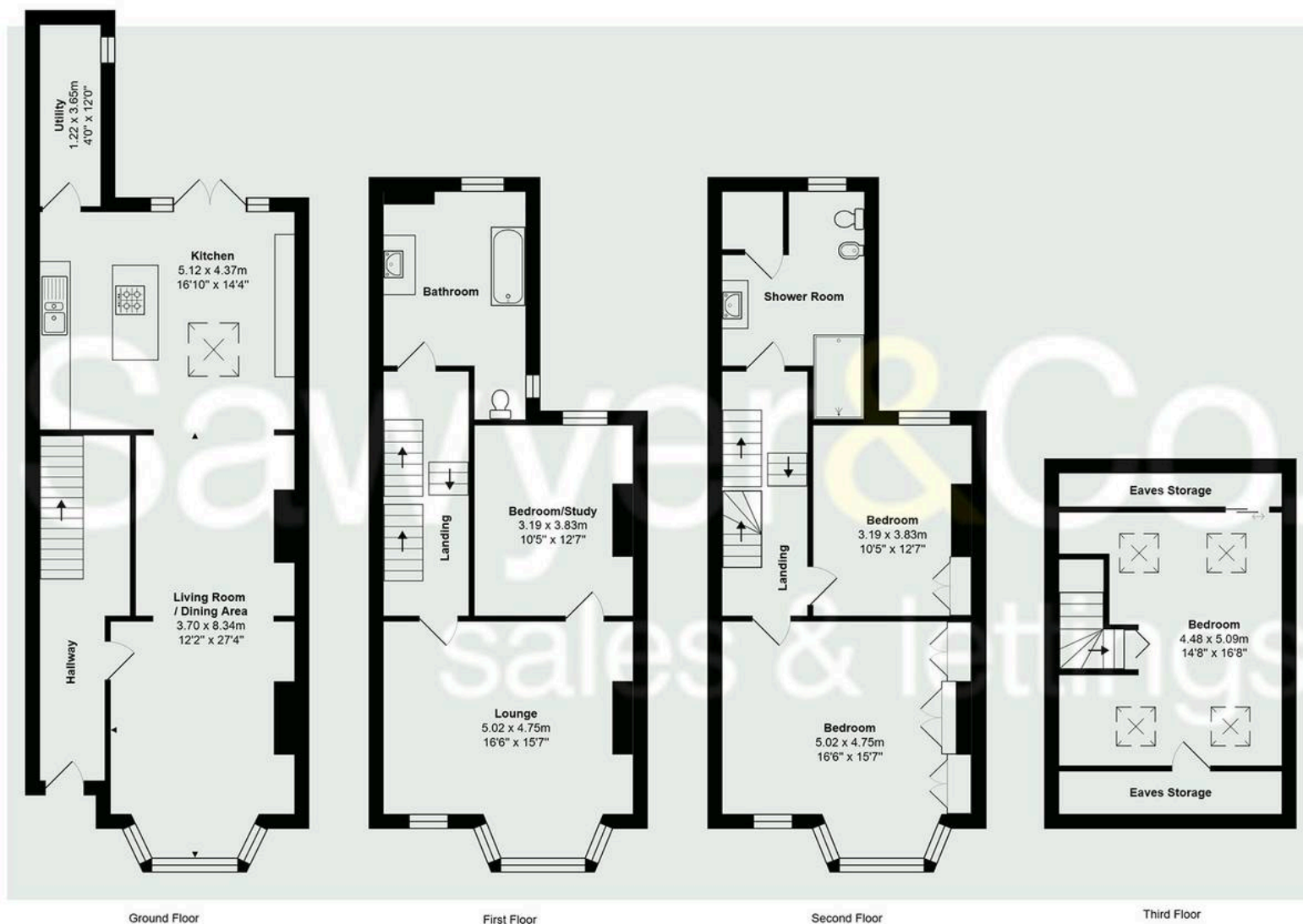












Total Area: 194.0 m<sup>2</sup> ... 2089 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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## Sawyer & Co– Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.