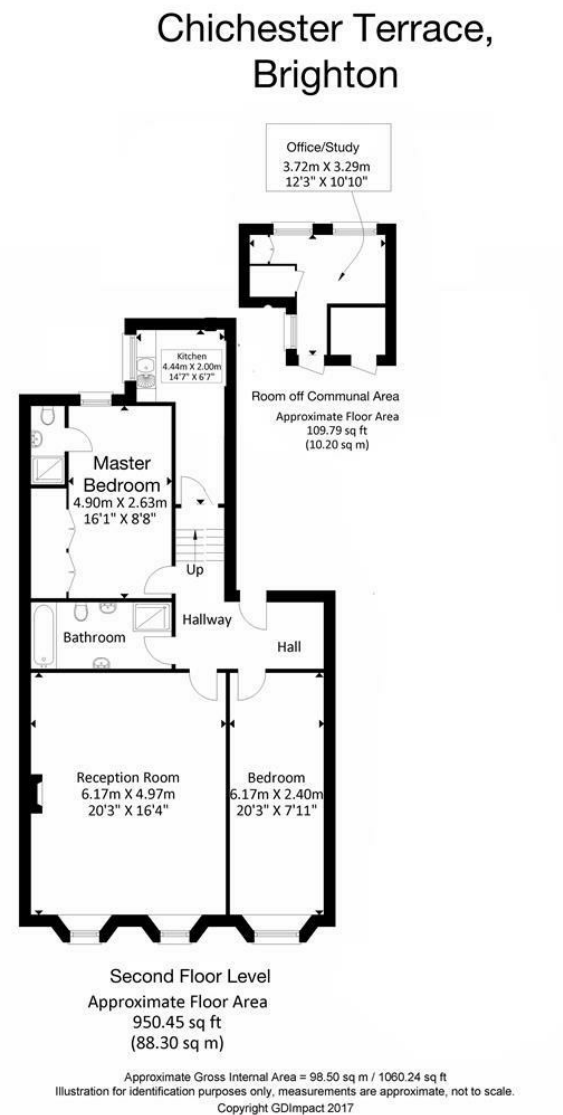


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Est 1972



Total Area Approx 1060.24 sq ft

Flat 3, 7 Chichester Terrace, Brighton, BN2 1FG

To view, contact John Hilton:
127 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

**£550,000 - £575,000 Leasehold - Share
of Freehold**

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**Flat 3, 7 Chichester Terrace,
Brighton, BN2 1FG**

**** Guide Price £550,000 - £575,000 **** An impressive Grade 1 listed apartment forming the second floor of an elegant Regency building which was originally designed by Busby and built by Thomas Cubitt circa 1855. Occupies a wonderful position set back and elevated from the coast road and enjoys fantastic direct views of the English Channel capturing Brighton Marina to the East and the iconic Pier to the West. A very grand approach to the apartment from the wide hallway, staircases and landings which retain many fine original detailing. Internally the property is generously proportioned and well laid out with many period features and high ceilings which give a real sense of space and light. The master bedroom with en-suite facilities has fitted wardrobes and clever built in storage, a majestic living room with marble fireplace and a very useful externally accessed room from the landing which would make a perfect study/home office. An extremely enviable position on the coast with the added benefit of use of 6 hectares of private enclosures and Share of Freehold.



- Communal Entrance Hall**
Very grand entrance hall and landing with fine period detailing and broad staircases.
- Split Level Entrance Hall**
Ornate ceiling cornicing.
- Living Room**
6.17m x 4.97m (20'2" x 16'3")
Two double sash windows with shutters with stunning direct views of the English Channel and Brighton Beach. Stylish marble fire place, ornate ceiling covings.
- Kitchen**
4.44m x 2.00m (14'6" x 6'6")
Range of units at eye and base level, worktops, enamel sink with mixer tap, integrated fridge/freezer, 'Neff' integrated dish washer, west facing windows.



- Master Bedroom**
4.90m x 2.63m (16'0" x 8'7")
Large sash window to the rear, ceiling coving, fitted wardrobes, overhead storage cupboards, concealed storage cupboard.
- En-Suite Shower**
Enclosure with folding door, power shower, wash hand basin, WC with concealed cistern.
- Bedroom 2**
6.17m x 2.40m (20'2" x 7'10")
Double sash windows with shutters with stunning views of the English Channel and Brighton Beach. Ceiling coving.
- Bathroom**
Traditional suite consists of wood panelled bath, wash hand basin with cupboard below. Low flush WC, bidet, shower enclosure with power shower.
- Study/Office**
3.72m x 3.29m (12'2" x 10'9")
Externally accessed from the communal landing. Currently used as a home office. Inset spot lights, cupboard with plumbing for washing machine, built in cupboard housing boiler. External storage cupboard, accessed from the communal landing.
- Outside**
Use of six hectares of private, landscaped gardens for residents only with direct access under the coast road to the beach.



| 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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

- Impressive Grade 1 Listed Seafront Apartment
- 2nd Floor of an Elegant Regency Building
- Direct Views of the English Channel
- 2 Bedrooms plus Study/Home Office
- En-Suite to Master Bedroom
- High Ceilings and Period Detailing
- Imposing Living Room with Marble Fireplace
- Use of 6 Hectares of Private Enclosures
- Enviaible Position
- Share of Freehold

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract