

PHILLIPS & STILL

Chesham Road, Brighton GUIDE PRICE £600,000 - £625,000



- Rarely Available Four Storey Four Bedroom Property
- High Ceilings & Beautiful Period Features
- Own Private Entrance
- Prestigious Kemp Town Location

To view all our homes: phillipsandstill.co.uk



11 Chesham Road, Brighton, BN2 1NB



This is the property everyone has been waiting for! An amazing four storey property situated in arguably one of Brighton's most prestigious roads close to Kemp town village.

It is rare that a property like this comes onto the market and offers such ample living and bedroom space. There are two good sized reception rooms and four spacious bedrooms.

There is a wealth of period features and high ceilings here which will provide you with that grand sense of living. It is ideal for entertaining and it could be the perfect family home. Alternatively it may be an ideal investment property to let out or use as a holiday home.

Located in historic Kemp Town, it is a short stroll from the seafront and local shops which are just down the road. Lively Kemp Town village with its' independent shops, cafes and restaurants is only a stone's throw away. There are good transport links to the station and City centre, and the renowned Brighton College is close by. It is also very conveniently situated for Brighton Marina and the Royal Sussex County Hospital. To top it off, the South Downs and East Brighton Golf Course are both within walking or running distance.



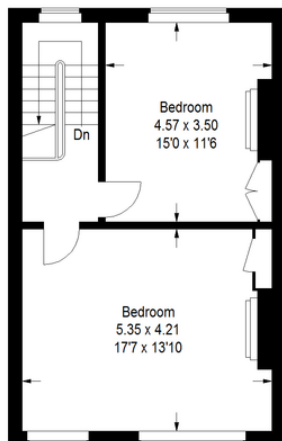
Picture this...

Think how it would feel to walk out of your front door and straight onto the Brighton seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

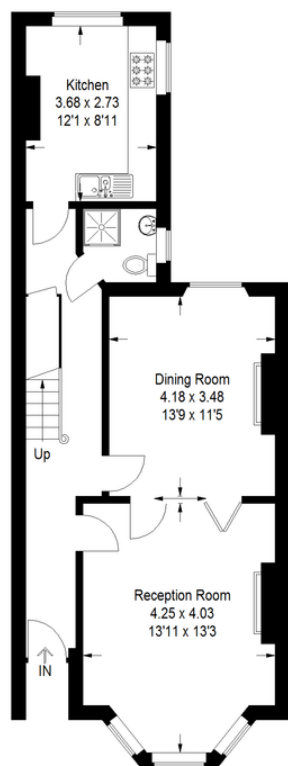
Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the city is so well known for.

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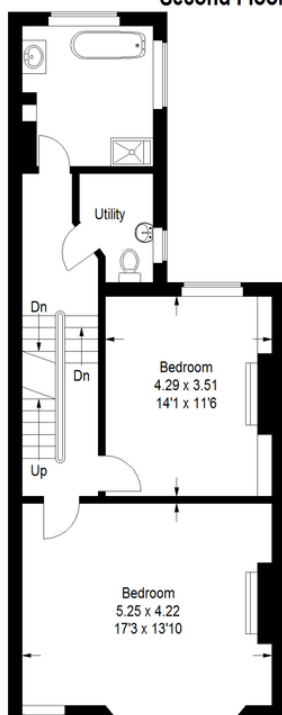
Approximate Gross Internal Area
170.1 sq m / 1831 sq ft



Second Floor



Raised Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
13' 11" x 13' 2" (4.25m x 4.03m)

DINING ROOM
13' 9" x 11' 5" (4.18m x 3.48m)

KITCHEN
12' 1" x 8' 11" (3.68m x 2.73m)

FIRST FLOOR

BATHROOM

UTILITY ROOM

BEDROOM 2
17' 3" x 13' 10" (5.25m x 4.22m)

BEDROOM 4
14' 1" x 11' 6" (4.29m x 3.51m)

SECOND FLOOR

MASTER BEDROOM
17' 7" x 13' 10" (5.35m x 4.21m)

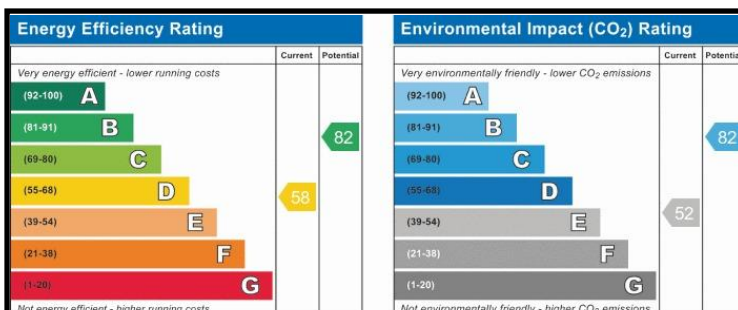
BEDROOM 2
15' 0" x 11' 6" (4.57m x 3.50m)



What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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www.phillipsandstill.co.uk