



7 CHESHAM STREET BRIGHTON, BN2 1NA

£1,150,000
FREEHOLD

Nestled in the vibrant area of Kemptown, this fantastic bay fronted property on Chesham Street offers beautifully presented accommodation over four floors. The property has a lovely blend of period charm and modern features. Good sized rooms and plenty of natural light provide a feeling of space throughout whilst the layout allows for versatile living arrangements, currently comprising; impressive open plan living area and kitchen on the ground floor, opening into the delightful west facing garden. Upstairs there are five double bedrooms - one currently used as an additional lounge area, and two good sized bathrooms.

This popular location in Kemptown is perfect to enjoy all the City has to offer. There is a vibrant community feel with local cafes, restaurants and shops all in the immediate area. The seafront is within easy reach as is Brighton College and Hospital. This really is one of the most sought after locations in the City and it is easy to see why.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Approximate Gross Internal Area 2082 sq ft – 194 sq m
 Ground Floor Area 723 sq ft – 67 sq m
 First Floor Area 566 sq ft – 53 sq m
 Second Floor Area 576 sq ft – 54 sq m
 Third Floor Area 217 sq ft – 20 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

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