



Chichester Terrace, BN2

Offers In Excess Of £550,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Chichester Terrace, BN2

2 Bedrooms | 2 Bathrooms | 1-2 Reception Room | 1409.53

Uniquely spacious and naturally light with two courtyard gardens, this two-bedroom, two-bathroom apartment is a hidden gem within Regency Kemptown. It is formed from the entire lower ground floors of one of Brighton's finest Regency seafront terraces, so it also has private residents' use of the beautifully manicured garden enclosures within the neighbouring square. Its position within the building means it has its own street entrance to the front of the property, adding to the feeling of privacy.

These exquisite Regency townhouses have an air of grandeur, offering some of the finest examples of Georgian architecture in the city. They were the first to be built in the city (then town) during the early 19th Century, attracting wealthy and fashionable Londoners to live a luxurious lifestyle on the south coast. While most have been converted into sizable apartments such as this one, they continue to appeal with their generous proportions and striking period features.

This apartment impresses in its scale from the moment you step foot through the door. It is attractive on approach, stepping first into the south facing courtyard with the wash of the waves close enough to hear

as you enjoy a drinks or lunch in the summer sunshine. From here, the main door opens to a welcoming vestibule with space to hang coats and a large storage cupboard to the right with ample room for bikes or water sports equipment.

Double doors open to the elegant entrance hall which stretches back through the flat with soft carpet underfoot and white plastered walls rising up to a ceiling adorned with cornicing. A second set of glazed double doors open to the living room with a southerly aspect allowing borrowed light into the hallway. Two tall sash windows ensure the room is naturally light with an expanse of sky visible as the building is set well back from the road. Timber shutters provide privacy from the street at night or for coolness and shade during the day, while a gas fire within a stone surround warms the space perfectly during the cooler seasons. There is ample space for relaxed furnishings and for formal dining in here where the kitchen is conveniently adjoining via a third set of glazed double doors.







Brilliantly designed for the space, the kitchen has plenty of storage in streamlined and well-maintained units which include integrated appliances, so you can move straight in with relative ease.

Moving through the flat, the first en suite bedroom is bright and airy with pale peachy walls and soft light carpet underfoot. These hues serve to brighten the space further, with a wall of glazing opening to the internal courtyard garden. Even with a king size bed and freestanding furnishings, the floor space is not compromised as a wall of built-in storage has space for two. The en suite shower room is spacious and lined in tiles around a roomy shower cubicle.

The end of the corridor opens-up to create a second reception room to the rear of the flat with space for dining and relaxing, spilling out to the courtyard patio. This creates the ideal layout for professional sharers who may wish to have independent space for entertaining.

Peacefully positioned at the far end of the flat, looking out to the patio garden, the second en suite bedroom is another generous and comfortable double room with storage space and soft muted tones on the walls and floor. It is ultimately tranquil, ideal for a restful night's sleep. Equally spacious, the en suite has both a bathtub and a shower for when time is of the essence.



Vendor's Comments:

"We love how unique the flat is and how spacious. It is ideal for entertaining, both inside and out, and living so close to the beach never tires. There is a wonderful energy to Kemptown and so much to enjoy on the doorstep from the Regency gardens to the marina and Sea Lanes swimming pool nearby. It will be a wrench to leave."

Education:

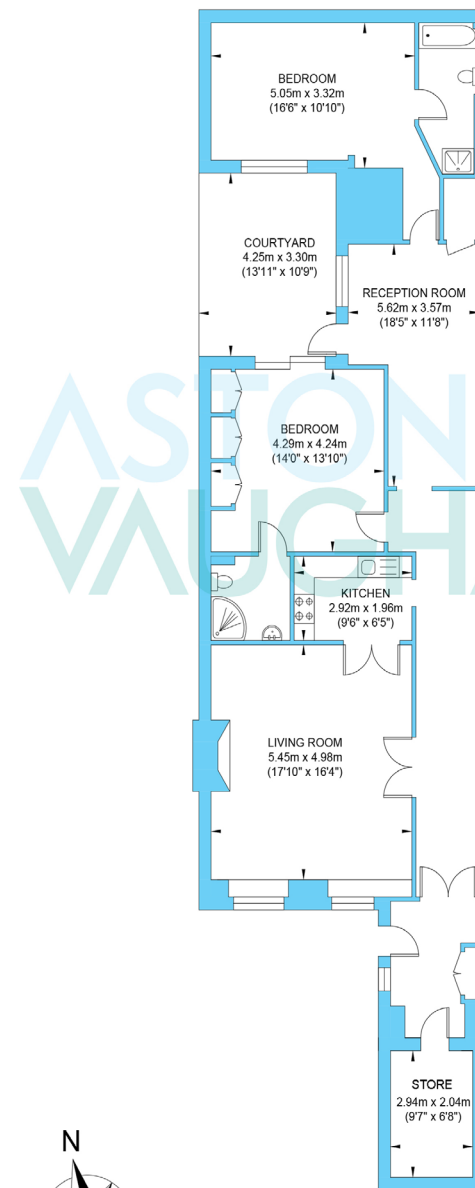
Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Montessori, Roedean

Good to Know:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone H has no waiting list.



Lower Ground Floor
Approximate Floor Area
1409.53 sq ft
(130.95 sq m)