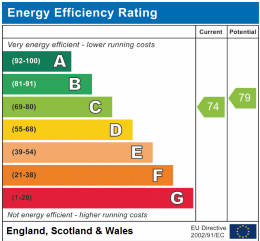
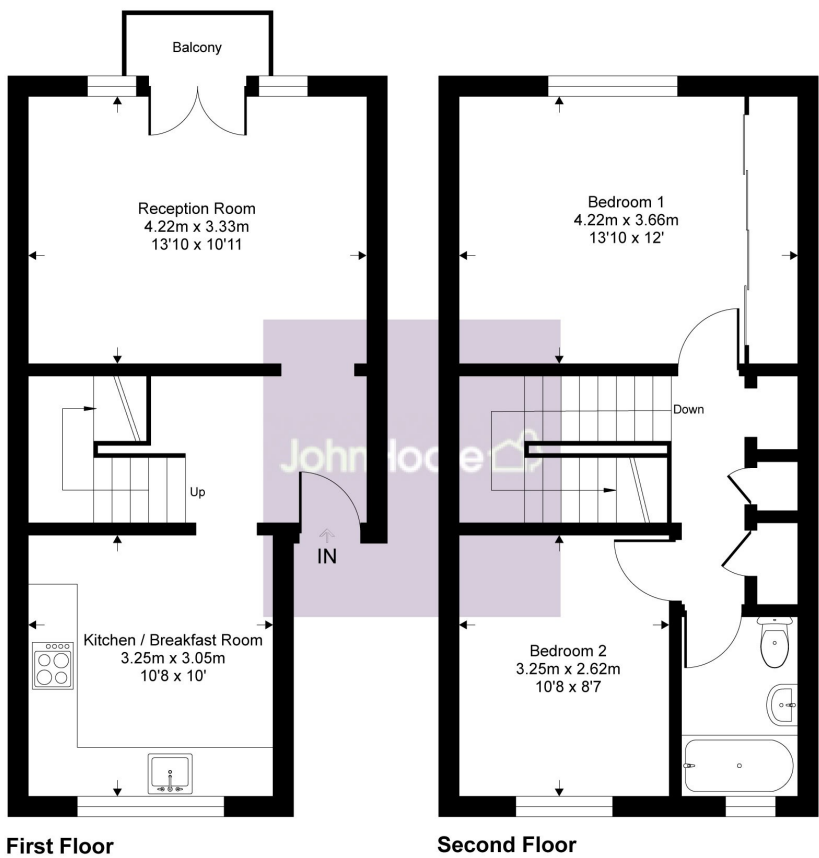




Chatsworth Road, Brighton, BN1 5DU  
£350,000



**Chatsworth Court, BN1**  
Approximate Gross Internal Area = 69 sq m / 748 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







This exceptional apartment is situated perfectly for those wishing to enjoy Brighton life by having easy access to parks, shops, restaurants and commuter links. Located in the Port Hall area, known for its friendly community, the property spans part of the top two floors of a brick purpose-built 60s/70s development. The maisonette provides two good sized bedrooms, the primary benefitting from a large south-west facing window and built-in wardrobes the length of one wall. All rooms are well-proportioned and the light and airy living room is particularly attractive with its oak herringbone patterned flooring and patio doors leading to a small balcony with distant sea views to enjoy. The decor throughout is neutral and stylish, and being well-maintained this flat offers a ready-to-move into opportunity. Useful storage is available in the large loft space with pull-down ladder, and there is additional storage provided under the stairs and in two cupboards on the landing.

Chatsworth Court sits on the corner plot of a leafy avenue with plenty of parking (Zone Q - no waiting list for permits) and a stone's throw from the popular area of Seven Dials with its array of boutiques, gastro pubs, artisan bakeries and eclectic shops. Dyke Park with its cafe and open air theatre is a few minutes' walk away, and the property is within catchment of renowned schools in the area.



- SOUTH-WEST FACING LIVING ROOM AND PRIMARY BEDROOM
- SHARE OF FREEHOLD
- SPACIOUS 2 BED MAISONETTE
- BALCONY WITH DISTANT SEA VIEWS
- WELL MAINTAINED AND PRESENTED
- LOFT SPACE AVAILABLE
- CLOSE PROXIMITY TO EXCELLENT SCHOOLS AND TRAIN STATIONS
- CLOSE TO AMENITIES, DYKE PARK AND SEVEN DIALS
- LARGE KITCHEN/DINER
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING