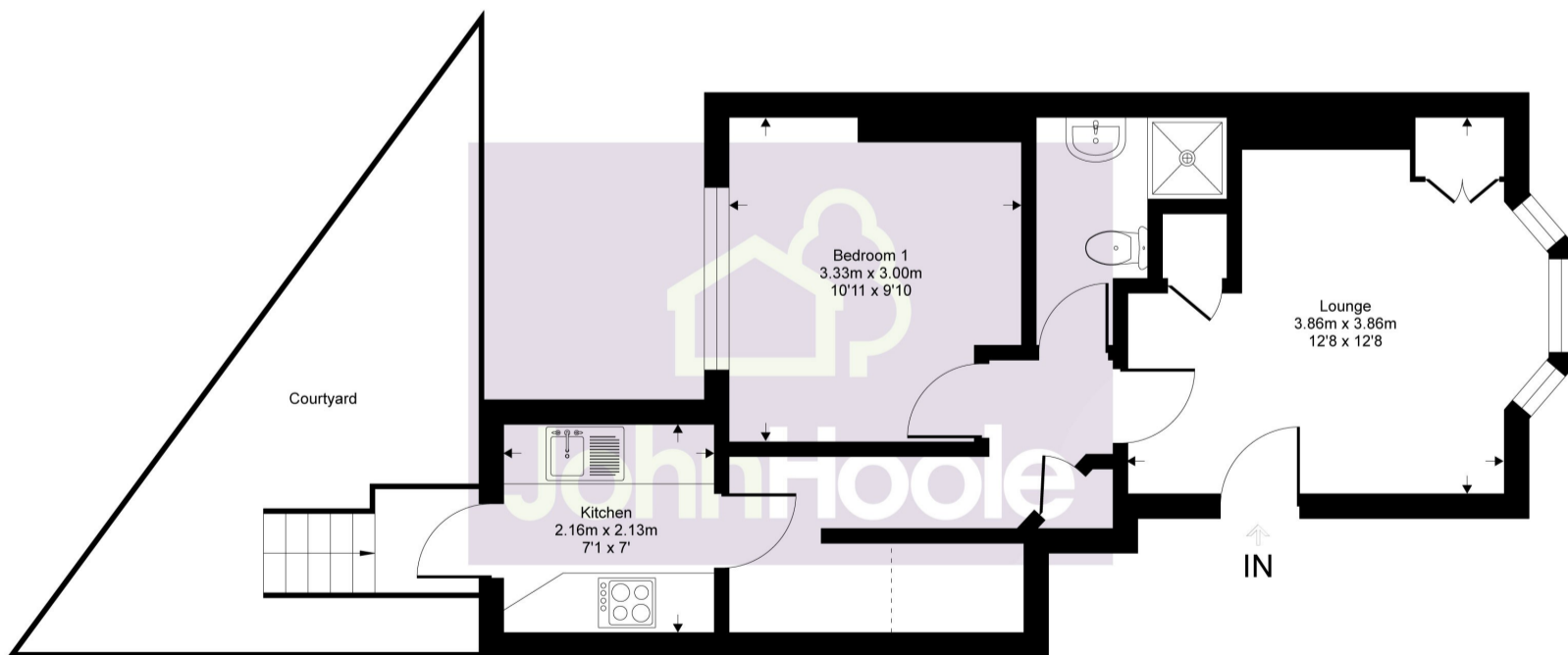




Chatham Place, Brighton, BN1 3TP
 £275,000



Chatham Place, BN1
 Approximate Gross Internal Area = 41 sq m / 441 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (81-91)		
B (61-80)		
C (51-60)		
D (35-50)		
E (29-34)		
F (21-28)	72	79
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor

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.

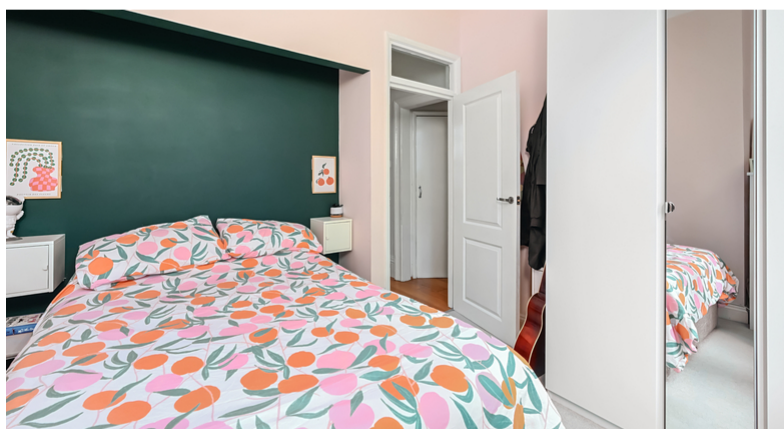
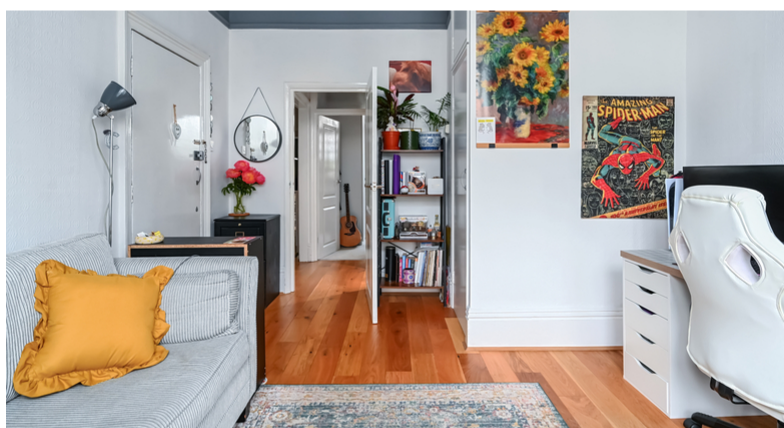




This gem of a property sits in the heart of the popular area of Seven Dials, renowned for its eclectic mix of eateries, boutiques and artisan bakeries. Just a stone's throw from the city centre, this lovely raised ground floor flat is an ideal first home or rental investment.

The accommodation comprises a well-proportioned living/dining room with high ceilings and a large bay window adorned with cafe-style shutters, offering an abundance of natural light. The south facing double bedroom features a large sash window (double-glazed) and new carpet, providing a cozy retreat and the modern, newly fitted shower room is both stylish and functional. The separate kitchen has a good range of wall and floor units and space for a tall fridge freezer and washing machine. A newly fitted double-glazed door opens to steps leading down to the south-east facing courtyard with its charming flint wall as a backdrop – the space is perfect for enjoying a morning coffee.

The property is meticulously maintained throughout, featuring engineered oak flooring, double-glazed units to the rear and attractively decorated in contemporary colour schemes. Located on Chatham Place, commuters will appreciate the convenience of a less than 10-minute walk to Brighton station. Regular bus services through Seven Dials provide routes across Brighton and beyond. For leisure pursuits, there are green spaces nearby, and Brighton's famous seafront and promenade are just a short stroll away. This property offers the perfect blend of city living and coastal charm, and early viewing is highly recommended.



- SHARE OF FREEHOLD
- RAISED GROUND FLOOR FLAT
- 1 DOUBLE BEDROOM
- SOUTH-EAST FACING COURTYARD
- CONTEMPORARY DECOR
- GAS CENTRAL HEATING
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- IDEAL FIRST TIME BUY OR RENTAL INVESTMENT
- LOW OUTGOINGS
- DOUBLE GLAZED UNITS TO REAR OF PROPERTY
- EPC RATING C

