

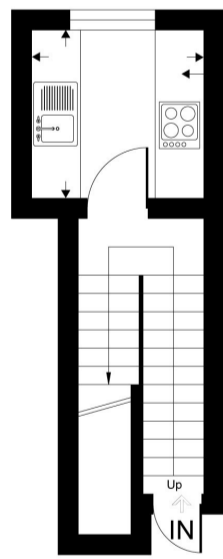


6c Chatham Place, Brighton, BN1 3TP
 OFFERS IN EXCESS OF £400,000



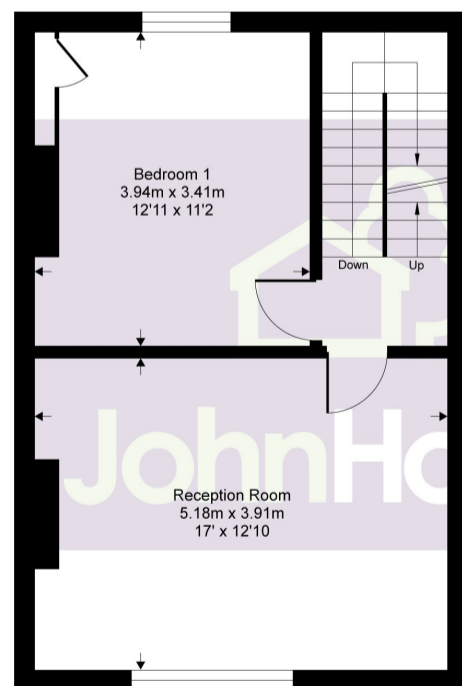
Chatham Place, BN1

Approximate Gross Internal Area = 88 sq m / 943 sq ft



Ground Floor

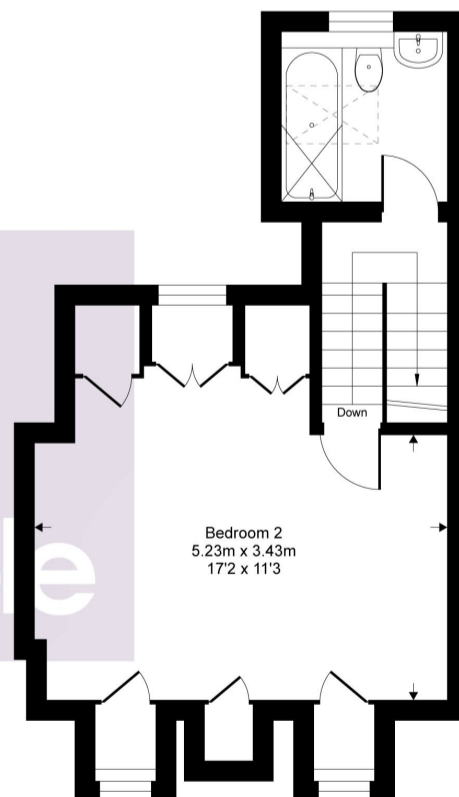
Kitchen
 2.16m x 2.11m
 7'1 x 6'11



First Floor

Bedroom 1
 3.94m x 3.41m
 12'11 x 11'2

Reception Room
 5.18m x 3.91m
 17' x 12'10



Second Floor

Bedroom 2
 5.23m x 3.43m
 17'2 x 11'3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(54-68)	D	63	72
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	2021

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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01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

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.





Welcome to this charming two-bedroom Victorian terraced maisonette, situated in the highly regarded Seven Dials area of Brighton. This delightful residence spans three floors, offering a blend of period charm and modern convenience, accessed through a well-kept hallway that sets the tone for the elegance within.

A newly-fitted kitchen boasts a range of contemporary units and integrated appliances with a standout feature of a large stained glass sash window. The lounge/dining room is a generous space that spans the full width of the property. High ceilings and a wide window enhance the sense of openness and allow an abundance of natural light to create a bright and airy atmosphere. This room is perfect for both relaxing and entertaining, offering ample space for a dining area. Also on this floor is a good-sized double bedroom, featuring high ceilings and double-glazed windows that provide a warm and pleasant outlook over the adjoining gardens. On the next landing is the family bathroom, with a large shower bath and full width mirror. The high sloped ceiling and Velux windows add a fresh, luxurious feel to your morning routine. The top floor is dedicated entirely to the main bedroom, continuing the theme of spaciousness with two Velux windows that offer wonderful views.



- TWO BED MAISONETTE WITH SHARE OF FREEHOLD
- VICTORIAN TERRACED PROPERTY WITH PERIOD FEATURES
- LARGE DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE FAMILY BATHROOM
- BUILT-IN STORAGE
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- VIEWS ACROSS BRIGHTON
- RECENT ROOF RENOVATIONS