



Chichester Terrace, Brighton, BN2

Guide Price £800,000 - £850,000

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## INTRODUCING

# Chichester Terrace, BN2

2 Bedrooms | 2 Bathrooms (1 En Suite) | Penthouse Apartment  
1285 Sq Ft | Stunning Sea Views | Large Roof Terrace | Lift

A rare chance to own a glamorous, 2 bed. 2 bath penthouse in Grade I listed Chichester Terrace where a spacious roof terrace embraces the prime waterfront location and stretches from the south to west for picture perfect views. Seriously exclusive and part of Thomas Kemp's Regency vision of 'Belgravia by the Sea', you will also have use of 7.5 acres of listed gardens with a tunnel to the beach.

Inside delivers a fabulous lifestyle which begins with a lift to deliver you to the entrance of this majestic home, which is a sympathetic, modern extension with double glazing and a social flow. An elegant reception with room to entertain sweeps out to the terrace for uninterrupted views which sweep from the cliffs of the 7 sisters in the east to the bay of Worthing in the west, and at the back, there's a mesmerising rooftop view over the city to the Downs. With holiday views of the beach, the glamorous fitted kitchen glitters in the sunshine and along the hall is a chic w.c. for guests. The first of the double rooms is currently used as a dining room as it has French doors to the terrace, there's a luxury bathroom tucked away and the principal room, with an en-suite wet room, is completely private.

Kempton is a sought after location with fresh local produce, cafés, bistro bars and independent shops as well as a small supermarkets and pharmacies. A few mins from the heart of the city, the Marina or the South Downs National Park by car, it is bordered by beaches with volleyball courts, a playground, a yoga centre and a Lido to enjoy.









This end of terrace building has a grand, secure entrance which opens to a stately communal hall where you get a feel for the original Regency home. A secure coded door leads to a magnificent staircase and there's also a very handy lift to take you up to the apartment.

Sunshine and spectacular views stream through the beautiful, south facing reception. Absolutely private, there is plenty of space to enjoy friends and family, and the room flows out to the wrap around, waterfront terrace.

One of a kind and larger than many, this roof terrace is a beauty. Wrapping around the apartment, panoramic views sweep over our famous pebble beaches to open water and across the main landmarks of our coastline including the white cliffs of Seven Sisters, the Marina, both piers and the distant bay of Worthing, and inland over Kemptown including historic St Mary's Hall and contemporary County Hospital to the gentle roll of downland.

With equally mesmerising views, the contemporary kitchen is both sunny and sophisticated. Well planned with an easy layout, there is plenty of storage and integrated appliances include a Russell Hobbs hob beneath a hood, a Bosch grill/ combi oven and fan oven at eye level for ease, designated space for a tall fridge and freezer, and there is plumbing for a washing machine.

Light and airy of dual aspect with French doors leading to the sun terrace and afternoon sun, the peaceful, double guest room is a fabulous retreat, which is currently used as a dining room. Along the hallway, the luxury bathroom is light and airy with natural light, a shower above the bath, a vanity unit beneath the Sanqia hand basin and plumbing for a washing machine.

Quiet and comfortable, the beautiful principal suite has generous proportions. Lined with wardrobes and with open views it is not overlooked and an en-suite shower room has a Mira Sprint electric shower.

You can also have use of the 7.5 acres of listed, gated gardens with a tunnel to the beach for sole use of the residents of the Kemp Town Estate for a small annual fee.









**Vendor's Comments:**

*"Sunlight pours through the whole apartment. The views are spectacular come rain or shine and there is something special about entertaining on the roof terrace, unseen from below. The location is perfect with everything you need on the doorstep from fresh local produce to books, and there is also a great choice of restaurants or bistro bars locally. If you want the theatre and the famous Lanes, it's a 20-25 minute walk either along the promenade or down St James's Street (which is on the Pride route), or a short cab ride."*









## LOCATION GUIDE

### Good to Know

Shops: 2 mins walk to shops & cafés

Train Station: Brighton Station approx. 6-10 mins drive

Seafront or Park: Sussex Gardens enclosures with tunnel to the beach & Queen's Park's tennis courts, café, playground are a 5-10 minute walk

### Education

Primary: Queen's Park Primary School

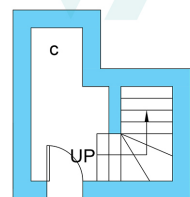
Secondary: Varndean, Cardinal Newman RC

Private: Brighton College

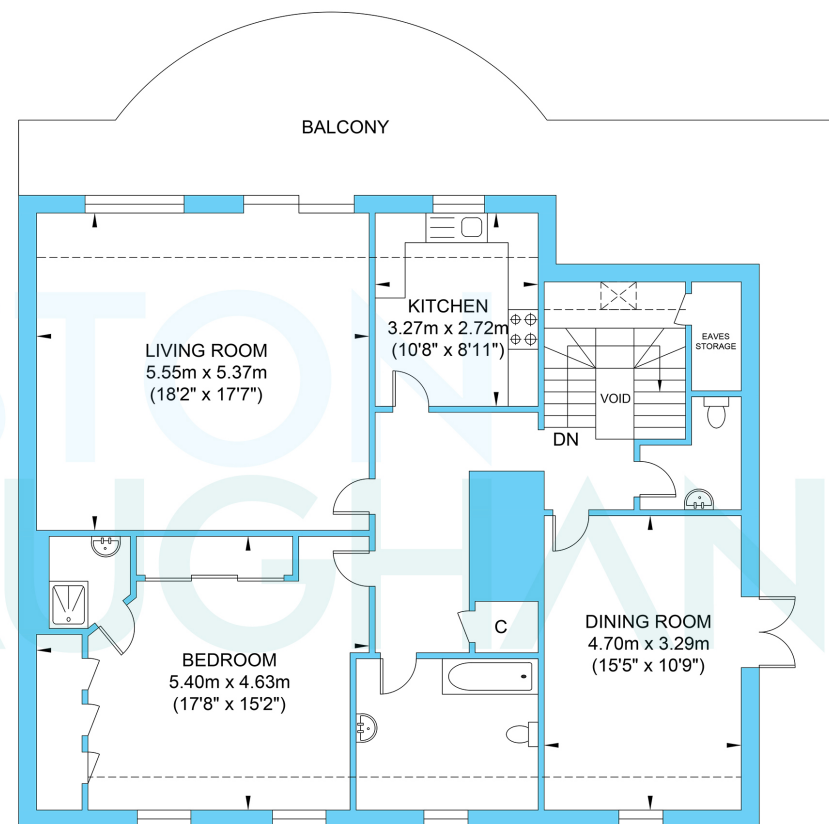
Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, playground and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Lidl, a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 20-30 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby.



Third Floor  
Approximate Floor Area  
49.83 sq ft  
(4.63 sq m)



Fourth Floor  
Approximate Floor Area  
1236.02 sq ft  
(114.83 sq m)



Approximate Gross Internal Area = 119.46 sq m / 1285.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.