

**FOR
SALE**

CHESTNUT CLOSE, BRIGHTON

Offers Over £2,500,000

Exclusive Collection of Six 3 Bedroom Houses



Alexander Philips Estate Agents are delighted to present this exceptional opportunity to acquire six beautifully designed three-bedroom houses, ideally situated in the heart of Brighton.

Recently built and still covered by the original BLP build warranty, these stylish homes offer contemporary living in a highly desirable location.

Contact us today to arrange your personal or virtual viewing:

Peter Hayler

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- **Six Houses**
- **Set over two/three floors**
- **Three bedrooms**
- **West facing patios**
- **Passenger lift**



A Private Collection of Six Luxury Townhouses

An exclusive development of just six luxury townhouses, discreetly positioned within a private and secluded setting in the heart of Brighton's sought-after Roundhill Conservation Area.

Perfectly placed for enjoying the best of Brighton, the homes offer easy access to the city centre and seafront, while being conveniently located for well-regarded local schools and Brighton's mainline railway station.

Each home has been thoughtfully designed to provide spacious, light-filled accommodation, finished to an exceptional standard. Contemporary interiors combine a sophisticated neutral palette with a stylish, modern finish, creating elegant and welcoming spaces for modern living.

The homes benefit from an impressive specification, including integrated Bosch appliances, solar panels, Vent-Axia ventilation systems, Triangle Fire Safety systems, colour video entry phones and heated mirrors.

Five of the six homes are arranged over three floors, with the remaining property arranged over two floors.

The three-storey homes feature a superb dual-aspect open-plan living space at garden level, incorporating a luxury fitted kitchen, dining area and generous lounge. Two sets of patio doors flood the room with natural light and provide direct access to both the front and rear patio areas, creating a wonderful connection between the interior and outside space.

This level also benefits from a separate cloakroom and bedroom, offering excellent flexibility for family living, guests or home working.

The ground floor provides a further well-proportioned bedroom and contemporary family bathroom, while the first floor is dedicated to a spacious principal bedroom and modern shower room.

Combining high-quality design, generous accommodation and an enviable Brighton location, this exclusive collection represents a rare opportunity to acquire a stylish new-build home within one of the city's most desirable residential areas.

Example of Floor plan for one of the properties below: -



Total floor area 100.0 sq. m. (1,076 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.



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