



Cavendish Place, BN1

£300,000

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Cavendish Place, BN1

1 Bedroom | 1 Bathrooms | Second Floor Apartment  
548 Sq Ft | Close to the Beach | Central Location

An ideal first buy or investment good to go with beaches, café bars, restaurants and the i360 at the end of this Grade II listed Regency terrace, this luxury apartment with oblique sea views offers a glamorous lifestyle on a quiet no through lane just 1 block from vibrant Western Road. Inside, this elegant home spans an inviting 50.96m<sup>2</sup> (548.52 sq. ft.) where the living dining room is a classic beauty with views along the listed terrace to the sea, the kitchen is high spec, the generous double bedroom looks east for the morning sun and bathroom has a fabulous finish. Just 2 mins walk to the bustling seafront, 5 to Waitrose and al fresco amenities of Western Road with Brighton Station's direct trains to Gatwick and London just 7 mins by cab, (20 on foot,) it's in one of the most sought after locations in the city surrounded by friendly cafés and restaurants. Although within a stroll of major city attractions and close to the sociable Hove Lawns which hold keep fit classes and host events during festivals, it's tucked away from tourists and both the coast road and Western Road have bus routes and swift links to take you into or out of the city.







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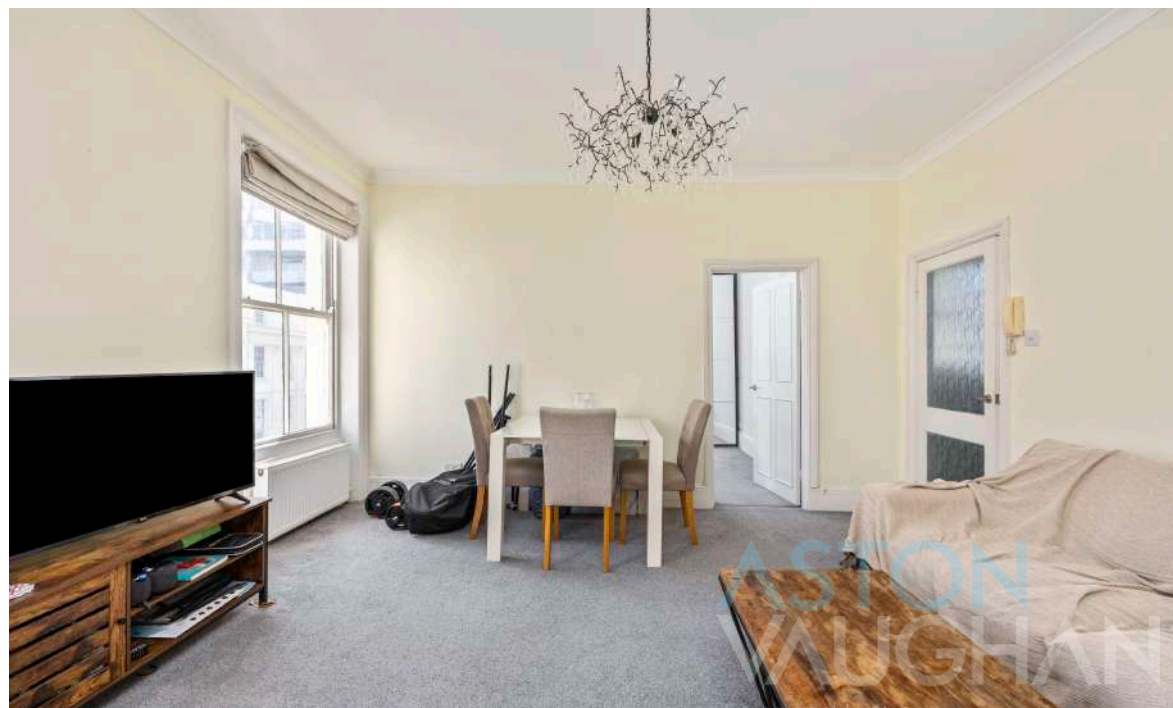
Corinthian columns adorn this end of terrace house hidden away on a no through road in such a fantastic location that there is an international hotel at the seafront end. Spacious and secure, the entrance has an entry system and inside, the communal hallway is inviting with carpet on the broad staircase which sweeps up past a bay with original coloured glass to this apartment on the second floor.

Inside combines classic elegance with a contemporary lifestyle beginning in the hallway which has impressive proportions and good storage. Ahead, the spacious living dining room has twin, almost floor to ceiling windows in the east wall to bring in the sunshine and a glamorous, uninterrupted view which sweeps obliquely to the sea. With 4.66 x 4.42m (12'7 x 14'6) there is ample space to enjoy with company, and there's beautiful wallpaper on a feature wall where floating shelving discreetly becomes a comfortable workstation on one side.

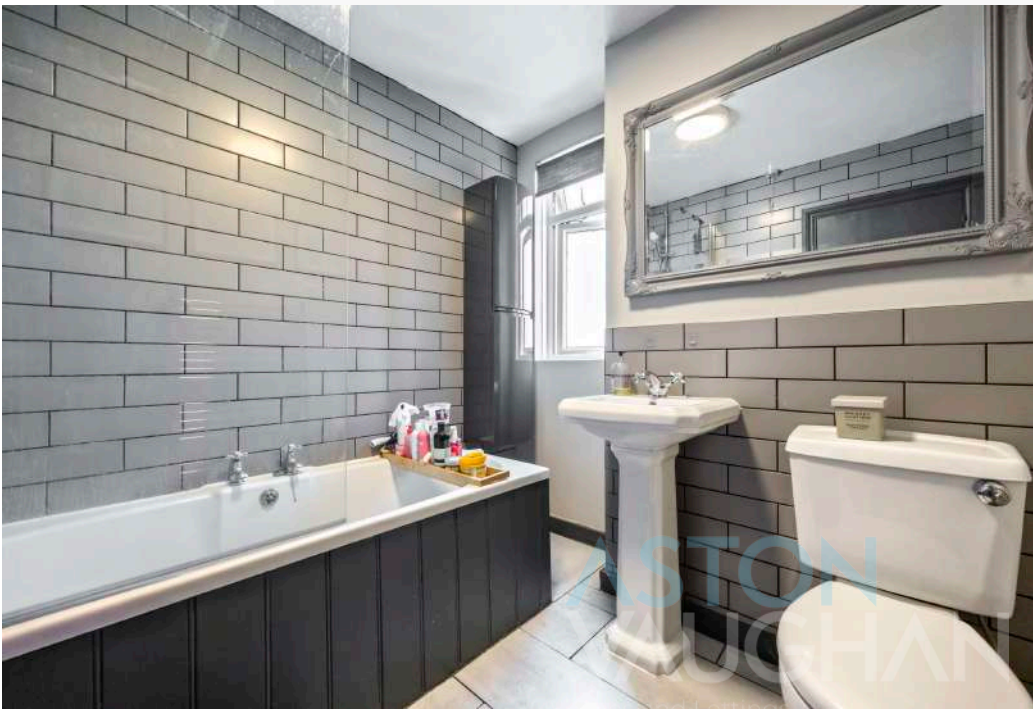
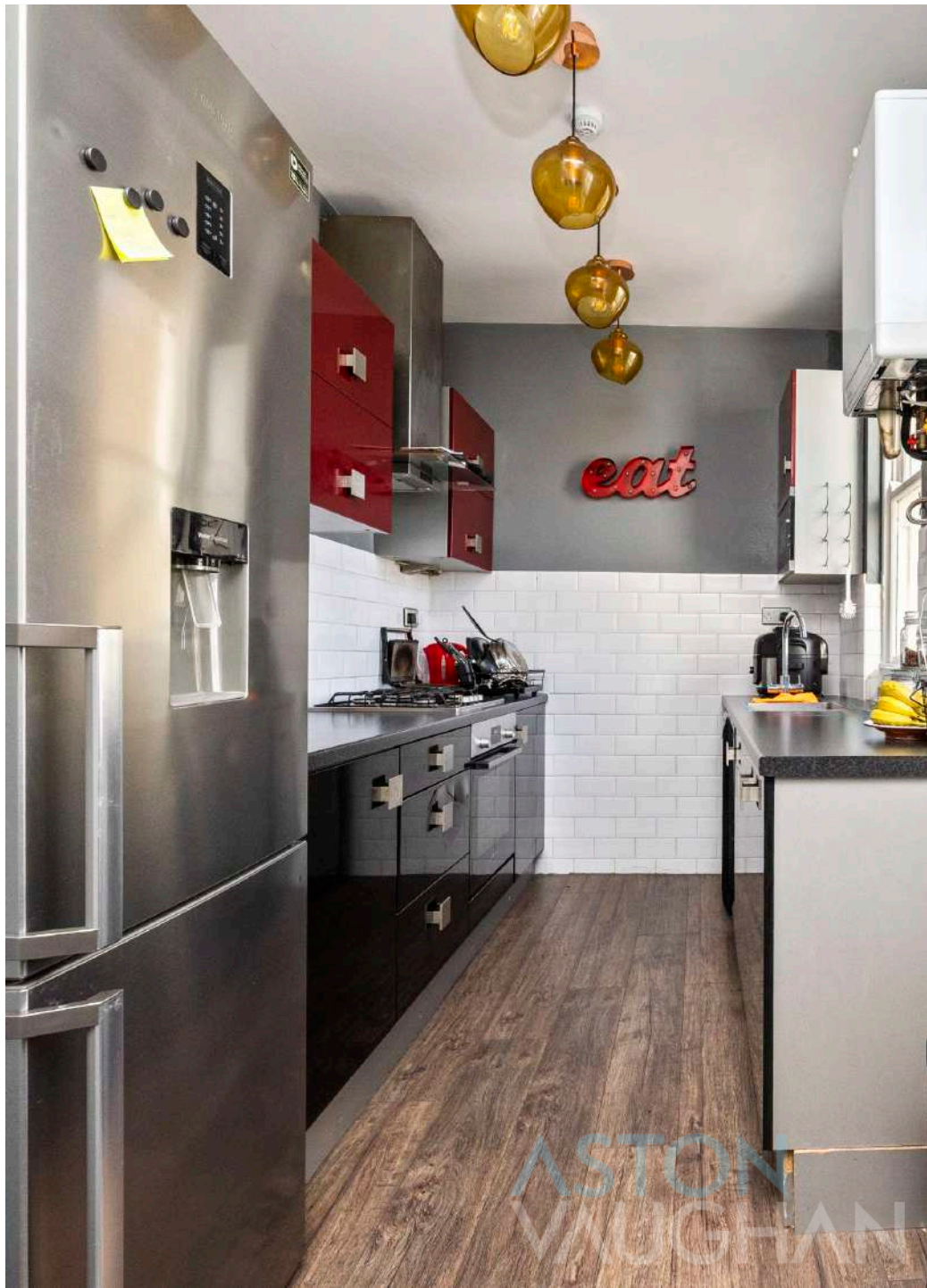
Next door, a beautifully proportioned principal bedroom enjoys the morning sunshine. A restful refuge, there's plenty of space for wardrobes (even with a big bed in situ) and with flawless decoration, including Cole & Son wallpaper.

There's an easy flow from both the living room and the bedroom to the stylish kitchen. Streamlined units deliver ample storage and work surfaces are lit from above. With natural light it is always inviting and high quality appliances include a gas hob and electric oven beneath a discreet hood.

The expert attention to detail continues in the fabulous bathroom which has a shower over the bath and traditional hand basin.







## LOCATION GUIDE

### Good to Know:

Western Road 5 mins walk

Little Preston Street's restaurants 3 mins walk

Hove and Brighton Stations 7-8 mins by cab or  
Brighton is a 20-25 min walk

Seafront 2 mins walk

### Education:

Brunswick Primary School

Hove Park, Cardinal Newman secondary schools

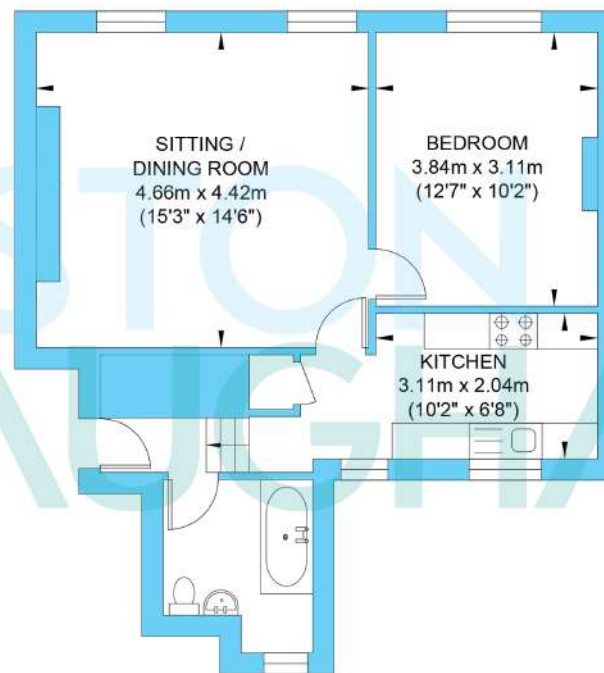
6th forms at BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton &  
Hove Girls

Between Ragency Square and historic Brunswick Town this is a great place to be with almost instant access to the beach and fashionable Western Road. Both the squares and Hove Lawns have a friendly community and hold events during festivals so you won't feel isolated if you are new to the city. Tucked away from tourists it is quieter than its fashionable location would suggest, local schools are good and this sought- after location has fashionable shopping, restaurants, clubs, cinemas and theatres. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach and both Brighton Station's direct trains to Gatwick and London is a 20 min walk, or 7 mins by cab.



## Cavendish Place



Second Floor  
Approximate Floor Area  
548.52 sq ft  
(50.96 sq m)

Approximate Gross Internal Area = 50.96 sq m / 548.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.