



# *Cavendish Place*

Brighton

mishons



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Positioned on the ground floor of a striking Grade II listed building on Brighton Seafront, this well-presented one-bedroom apartment offers high ceilings, strong natural light, and uninterrupted sea views. Tall sash windows facing south and east flood both the living space and bedroom with light, creating a bright, open feel throughout. The property is ready for immediate occupation or letting.

The main reception room faces the sea and is defined by three large sash windows with secondary glazing. These frame wide coastal views and bring in substantial natural light. The layout accommodates both seating and dining areas without compromise. The kitchen sits open to the living space, fitted with modern units, integrated oven and electric hob, and space for additional appliances. You'll find the bedroom positioned at the rear of the building, providing a quieter setting. It is a comfortable double with built-in wardrobe storage. The shower room is clean and functional, finished in white with an electric shower.

Residents also benefit from on-site parking on a first-come, first-served basis. A hotel pays Burleigh Court to use named parking slots. This helps keep the block's maintenance charges low: £847 in last 12 months.

Burleigh Court is a well managed block and sits between the seafront promenade and the shops, restaurants, and bars of Western Road, placing daily amenities and leisure within easy reach. Brighton Station is within walking distance, offering direct links to London, making this a practical choice for commuters, first-time buyers, or those seeking a low-maintenance second home.

➤ **Asking Price** £250,000

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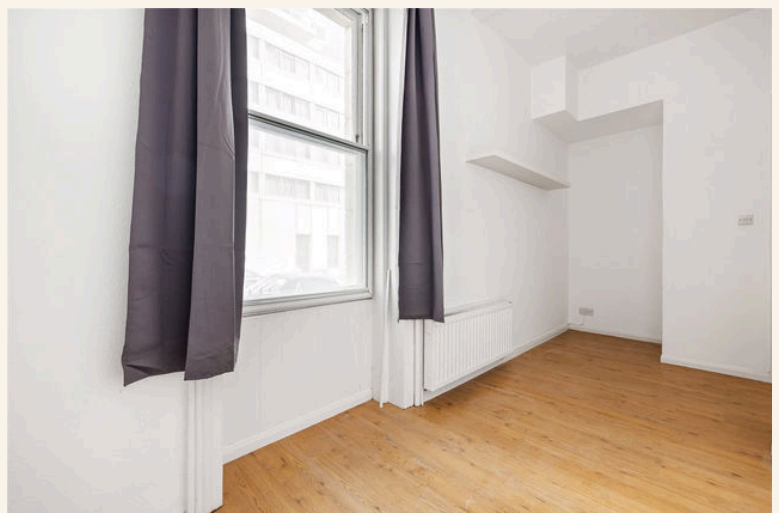
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TOTAL FLOOR AREA:  
407sq. ft. (38 sq. m.) approx





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