



Cavendish Place, BN1
Asking Price £450,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Cavendish Place, BN1

2 Bedrooms | 1 Bathrooms | luxe balcony apartment |
597Sq Ft | Sea views

Good to go with beaches, café bars, restaurants and the i360 at the end of this Grade II listed Regency terrace, this designed apartment which sweeps open to an iconic balcony with sea views offers a glamorous lifestyle on a quiet no through lane just 1 block from the vibrant Western Road. Inside, this luxury home spans a magnificent 55.51m² (597.50 sq. ft.) where the living dining room, with a rare, wood burning stove, and principal bedroom, en-suite, both open to the sunny balcony, the kitchen is high spec and the generous single bedroom is a great home office or ideal for guests as it is private within the apartment and has the luxury bathroom nearby. Just 2 mins walk to the vibrant 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 a great buy or investment.

One of the most sought after locations in the city surrounded by chic cafés, restaurants, a historic heart and inclusive community, this apartment within a stroll of major city attractions is tucked away from tourists. It is also close to the sociable Hove Lawns which hold keep fit classes and host events during festivals, highly rated local schools are all within easy reach and both the coast road and Western Road have bus routes and swift links to take you into or out of the city.





Corinthian columns adorn this statuesque, 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. Chic, spacious and secure, the grand entrance has an entry system and inside, the communal hallway is inviting with designer carpet on the broad Regency staircase which sweeps up past a bay with original coloured glass to this apartment on the first floor.

Combining classic elegance with a sophisticated, contemporary lifestyle the spacious living dining room has twin floor to ceiling windows in the east wall to bring in the sunshine and the sunny, east balcony with its glamorous, uninterrupted view which sweeps obliquely to the sea. Inside, precious period features have been carefully retained with discreet ambient lighting to highlight the original plaster frieze which still wends around the ceiling high above your head. Handsome wood flooring ensures an easy in/ out flow and a room to enjoy come rain or shine, a stately fireplace houses a rare wood burning stove. With 4.5 x 4.33m (14'9 x 14'2) to embrace company, there are blinds at the windows which will stay and custom made, sliding wood shutters to give peace of mind whilst you're away.

For an easy social flow there is a door to the stylish, high spec kitchen. Streamlined units deliver ample storage and gleaming granite working surfaces are lit from above and below. With natural light it is always inviting and high quality appliances include a reflective gas hob and electric oven beneath a discreet hood.

The expert attention to detail continues in the spa like bathroom which is large enough for both a freestanding tub with a shower attachment and a separate, walk in shower, and touches of luxury include lit recessed shelving, lit mirrors and warming rails for towels.





Quiet at the back of the building – and not directly overlooked, at 2.86 x 1.92m (9'4 x 6'3) the first of the bedrooms is a generous single, and with built in shelving it is ideal for visitors or as a comfortable space in which to work from home.

Opening to the iconic balcony with glittering oblique views to the sea, Regency romance springs to life in a beautifully proportioned principal bedroom which enjoys the morning sunshine. A restful refuge of 3.29 x 3.25m (10'9 x 10'7) to relax in, a wall of handmade wardrobes deliver all the organised storage you could dream of without disturbing the delicate, historic frieze above, and with flawless decoration it is ready to move into.

Vendor's Comments:

"Surprisingly quiet at night, the location is hard to beat. There's always something to do or see here whatever your mood and it's the ideal place for friends to meet as there's plenty of space for them to mill around in – and the balcony to spill out to! The sea (and the beach bars) are at the bottom of the terrace, and everything you could possibly want is on the doorstep including the station - although there are local buses covering the whole of the city."



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LOCATION GUIDE

Good to Know:

Western Road 5 mins walk

Little Preston Street's famous 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

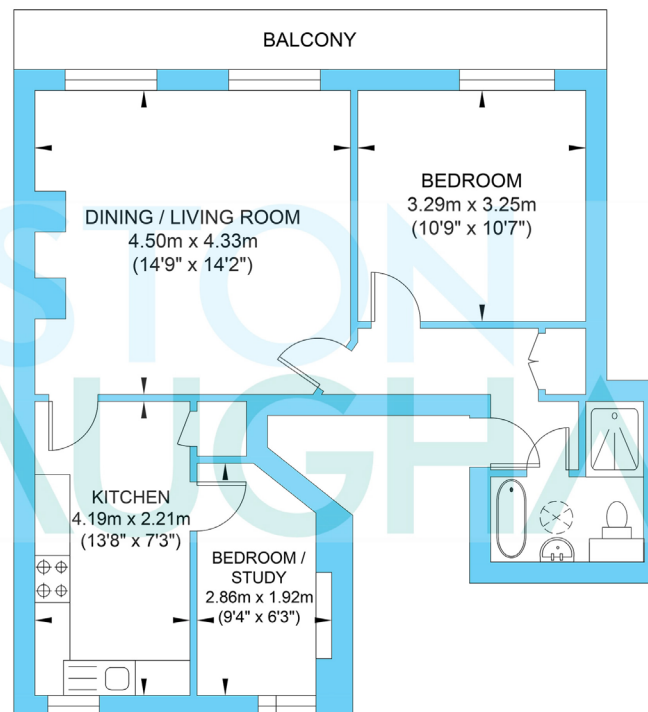
Hove Park, Cardinal Newman secondary schools

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



First Floor Flat
Approximate Floor Area
597.50 sq ft
(55.51 sq m)

Approximate Gross Internal Area = 55.51 sq m / 597.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.