



Cavendish Place, BN1
Asking Price £425,000

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INTRODUCING

Cavendish Place, BN1

2 Bedrooms | 1 Bathrooms | Period features paired with modern fixtures and fittings. | 628 Sq Ft |

Effortlessly elegant and naturally light, this exceptional two-bedroom apartment sits in the midst of Brighton's thriving city centre, on the second floor of a Regency townhouse just seconds from the sea. With high ceilings, period features and limed oak wooden flooring it is an attractive space to come home to each day and is ready to move straight into or let out immediately with ease. With two double bedrooms it is the perfect size for sharers or couples, looking for a guest bedroom or space to work from home. Being such an easy walk to Brighton Mainline Station will also appeal to commuters – or to anyone looking to live the quintessential Brighton & Hove lifestyle by the sea.

A historic maze of streets leads up from the sea to the bustling city centre, many of which are lined with glorious Regency townhouses such as this one. Cavendish Place is a close off the seafront road, lined with exquisite town homes bearing ornate plasterwork details and gleaming iron railings. This house sits mid terrace with this apartment forming the entire second floor, giving it the incredible proportions of the era.





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From the neat communal hallway, stairs rise to the second floor where this apartment is clearly numbered. Stepping inside it is clearly a beautiful home which has been thoughtfully renovated ensuring to retain its period character and charm. Contemporary additions such as underfloor heating and high-quality integrated appliances bring the space shining into the 21st Century.

From the entrance hall, the kitchen is first to the left – brilliantly designed for the space to include ample storage in teal Shaker cabinetry, paired with 'glitter-flick' floor tiles and stone worktops; racing green brick tiled splashbacks and brushed brass door furniture to complement the brushed brass taps, switches and plug sockets. Within the units, a Whirlpool fridge freezer, washer dryer and induction hob are integrated alongside a Hotpoint oven and grill; elevated for easy access and cleaning.

Facing east, the sitting room and dining room look out to the peaceful street, enjoying oblique sea views from two graceful sash windows, dressed in white timber shutters in keeping with the period of the home. These ensure complete privacy from neighbouring homes at night while adding to the aesthetic. There is ample space in here for comfortable furnishings alongside a formal dining table and chairs, inviting both relaxation and entertaining in style.





Next door, the principal bedroom shares the easterly aspect of the sitting room with a third, shuttered sash window bringing in a beautiful morning light. Even with a king bed and freestanding furniture, the floor space is not compromised, and being elevated above the city ensures a warm and restful night's sleep.

Bedroom two sits peacefully to the rear of the building with a westerly aspect. While it is the smaller double, it is a fine size for sharers and has a built-in wardrobe to maximise the floor space for a double or king size bed. Nearby, the shower room has a modern take on a period style with floor to ceiling brick tiling in cool dove-grey and a traditional vanity unit below the basin. The walk-in shower has a rainfall head to revive you before work each day while underfloor heating warms your toes during the cooler seasons.

Vendor's Comments:

"I have loved living here in the heart of the city. It is such a vibrant and historic area to live in with so much going on, right here on your doorstep - from festivals to theatre shows, live music gigs and more. Having the beach on your doorstep means you don't miss having a garden of your own, and the flat is a great place for just chilling or seeing friends."



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

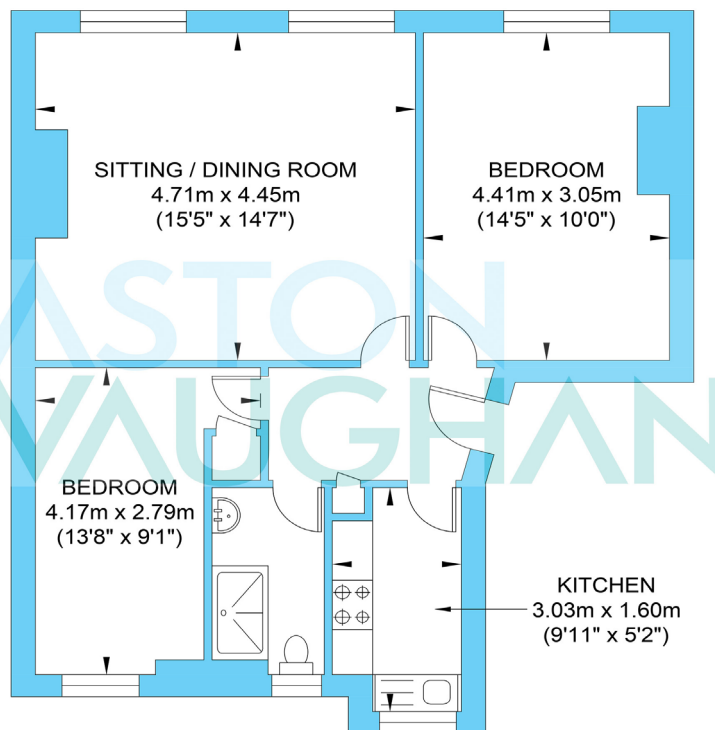
Hove Park, Cardinal Newman secondary schools

6th forms at BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton & Hove Girls

Between Regency 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
628.93 sq ft
(58.43 sq m)

Approximate Gross Internal Area = 58.43 sq m / 628.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.