



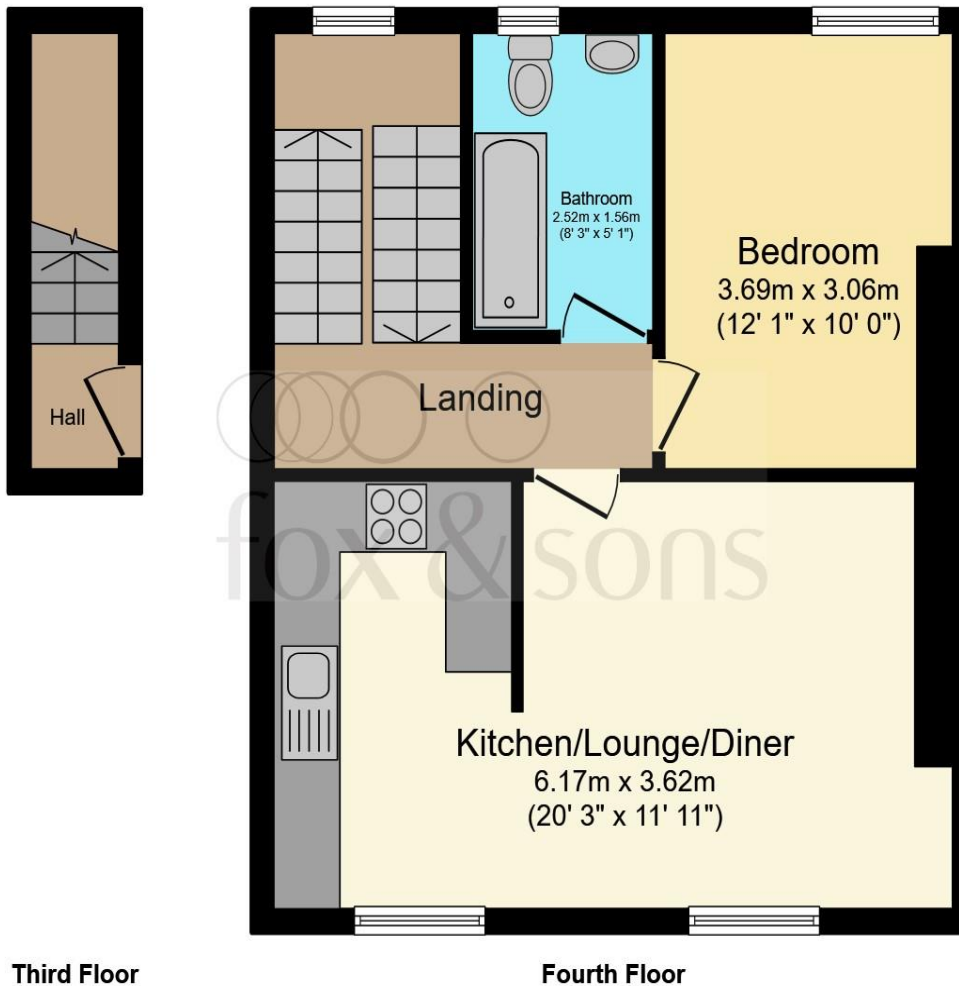
Cavendish Court Cavendish Street, BRIGHTON BN2 1RN

welcome to

Cavendish Court Cavendish Street, BRIGHTON

Ideally located just moments from the sea, this beautifully presented property offers bright, well-proportioned living spaces and access to a large communal garden. Perfectly suited for first-time buyers, it sits in a highly sought-after area close to local amenities and transport links.





Third Floor

Fourth Floor

Total floor area 48.7 m² (524 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Situated just moments from the sea, this charming property offers an exceptional opportunity for first-time buyers seeking a well-maintained home in one of the area's most desirable locations. The residence is part of a characterful building positioned on a central Brighton location, providing easy access to local amenities and the vibrant coastal lifestyle.

Situated on the top floor, this property enjoys excellent privacy and exclusive access to a loft area for convenient extra storage. Inside, the home is thoughtfully laid out with a spacious living area that benefits from generous natural light. The kitchen is designed for practicality and ease of use, while the bathroom features a clean, functional layout. The bedroom offers a peaceful retreat with a bright and airy feel.

Residents also enjoy access to a large communal garden—ideal for relaxing or socialising outdoors.

This property combines coastal charm with convenience, making it a standout choice for those looking to step onto the property ladder in Brighton.

welcome to

Cavendish Court Cavendish Street, BRIGHTON

- Beautifully Presented Throughout
- Very Popular Location
- Large Communal Garden
- Moments from the Sea
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 2210.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET108246



Property Ref:
KET108246 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk