



Cannon Place, Brighton, BN1 2FB
Asking Price £260,000

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A two-bedroom ground floor apartment in a city centre location near the seafront, 614 sq ft.

Located at 29 Cannon Place in East Sussex, this ground floor apartment offers an exceptional opportunity to live in the heart of the city centre, just moments from the seafront. Boasting a well-thought-out layout and spacious accommodation, the property extends to approximately 614 sq ft, providing comfortable living in a prime location.

The apartment features two generously sized double bedrooms, making it ideal for couples, professionals, or those looking to downsize without compromising on space. Both bedrooms are well-proportioned and offer ample space for furnishings, ensuring a versatile living setup.

The living room is a highlight of the property, offering a spacious and inviting area for relaxation or entertaining guests. Its generous dimensions ensure plenty of room for a variety of layouts and décor styles.

The fitted kitchen is practical and functional, providing ample storage and workspace. It is designed with convenience in mind, making meal preparation a breeze. Whether you're a keen cook or prefer quick meals, the kitchen caters to all needs.

The modern shower room has been finished to a high standard, featuring contemporary fittings and fixtures. It offers a sleek, stylish space to freshen up, adding to the overall appeal of the home.

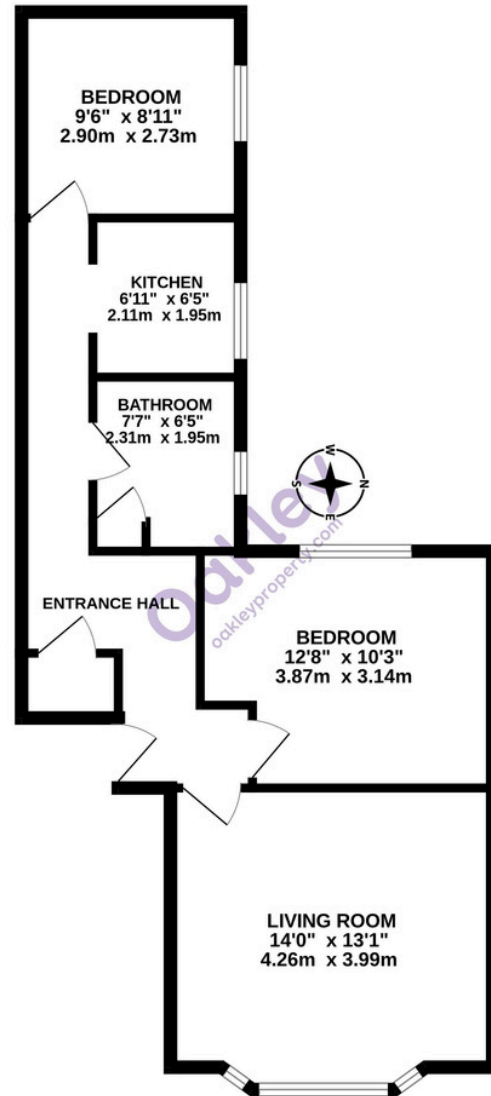
One of the standout benefits of this property is that it is offered with no onward chain, ensuring a smoother and more straightforward purchase process. This is particularly beneficial for buyers looking to move quickly or avoid complications.

The location is truly unbeatable, situated in the vibrant city centre. Residents will enjoy the convenience of having shops, restaurants, and amenities right on their doorstep. Additionally, the property is just a short stroll from the seafront, perfect for those who appreciate coastal walks or relaxing by the sea.

With its ground floor position, spacious layout, and prime location, this apartment provides an excellent opportunity for a variety of buyers. Whether you're a first-time buyer, an investor, or someone looking to enjoy the benefits of city centre living, this property ticks all the boxes.



GROUND FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 sq.m.) approx.
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Agents Notes

Tenure Leasehold
167 Years Remaining On The Lease
Service Charge Approx £1,288 Per Annum
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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