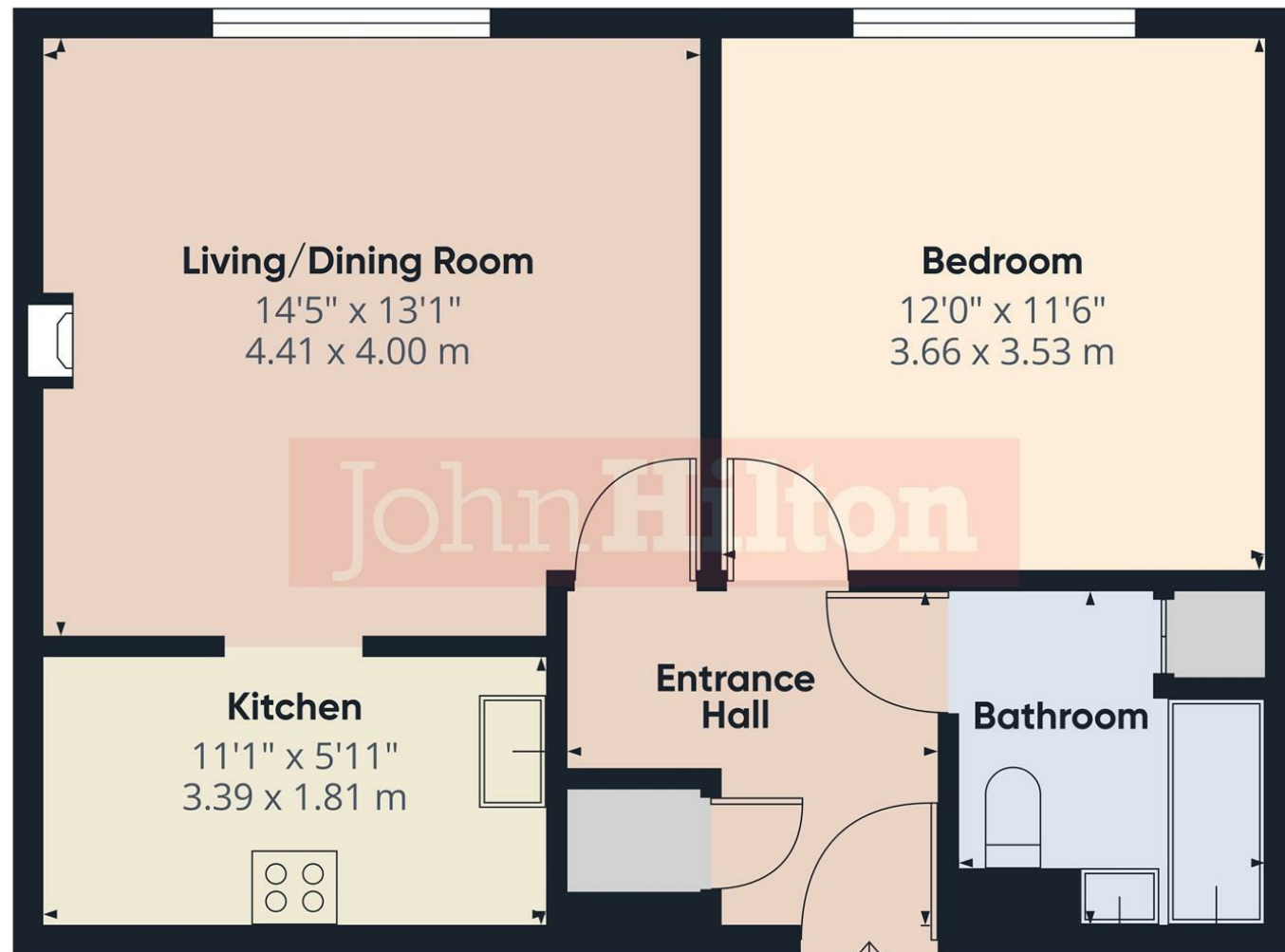


JohnHilton

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Est 1972



Total Area Approx 500.00 sq ft

12 Cavendish Court, St. George's Road, Brighton, BN2 1FU

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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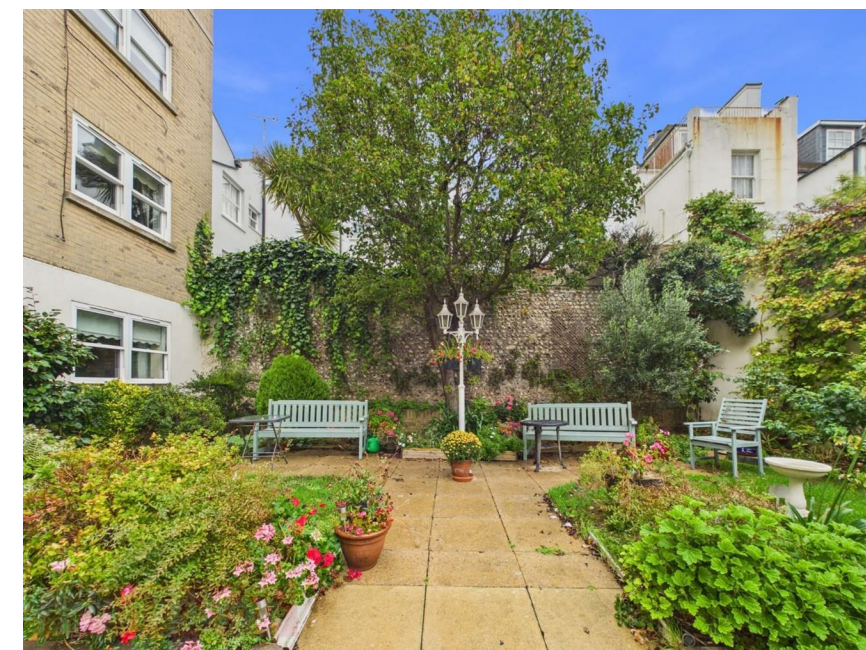
12 Cavendish Court St. George's Road Kemp Town, Brighton BN2 1FU

Offered with NO ONWARD CHAIN, a Share of the Freehold and a new 999-year lease upon completion, this surprisingly spacious, one generous double bedroom, first-floor purpose-built retirement apartment sits in the absolute heart of Brighton's Kemp Town Village - just moments from the seafront and regular bus routes into town.

Exclusively designed for independent living for those aged 55 and over, the property features a highly impressive 14'5" x 13'1" ft living/dining room with a peaceful outlook over the pretty communal gardens, a spacious 11'1" x 5'11" ft fitted kitchen, and a good sized bathroom with tub. There is also a large built-in storage cupboard in the generous hallway.

Residents enjoy exceptional peace of mind with a Careline personal alarm service providing immediate connection to emergency assistance, a part-time on-site manager, and an active social community with an in-house entertainments manager who organises regular events for the residents.

Practical amenities are taken care of with water rates and full communal laundry facilities completely included within the service charge, alongside a passenger lift accessed from the communal entrance hall for residents' use, a secure, gated, first-come, first-served residents' car park, and a dedicated on-site guest suite which is available for visitors at just £20 per night.



- Share of Freehold
- One-Bedroom Flat (Over-55 Age Restriction)
- 999-Year Lease Granted on Completion
- Secure Gated Communal Parking
- Part-Time Site Manager
- Careline Personal Alarm Service
- Pretty Communal Garden
- Water Rates & Communal Laundry Included in Service Charge
- Communal Lounge & Passenger Lift
- Moments from Seafront

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**