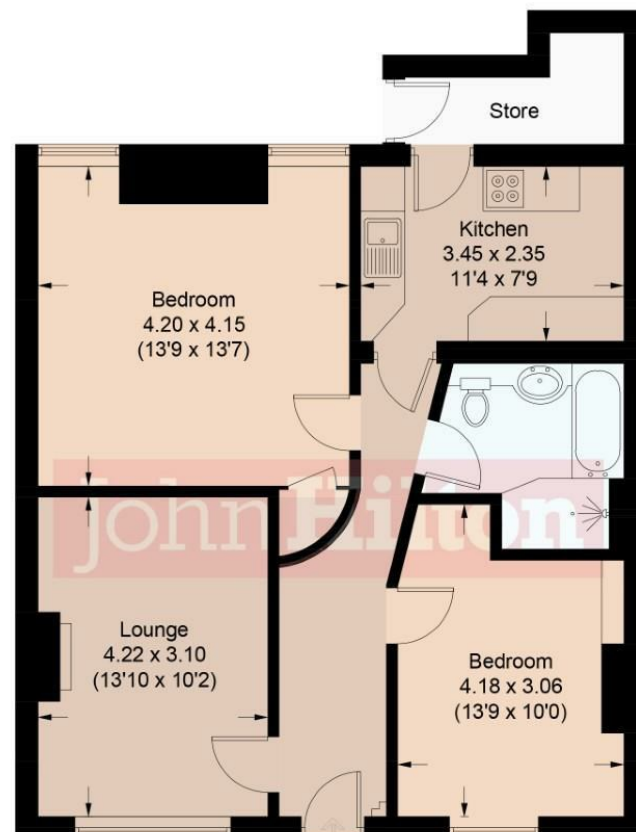


## Cavendish Place, Brighton, BN1 2HS

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



Lower Ground Floor IN

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 793.00 sq ft

Lower Flat, 6 Cavendish Place, Brighton, BN1 2HS

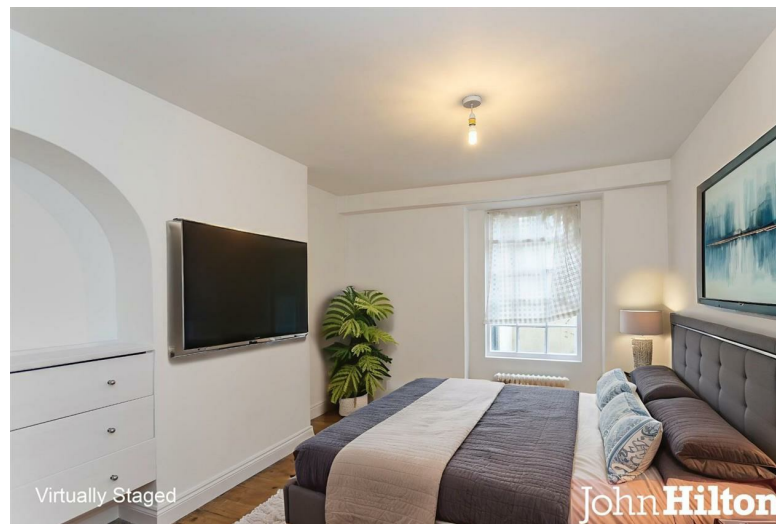
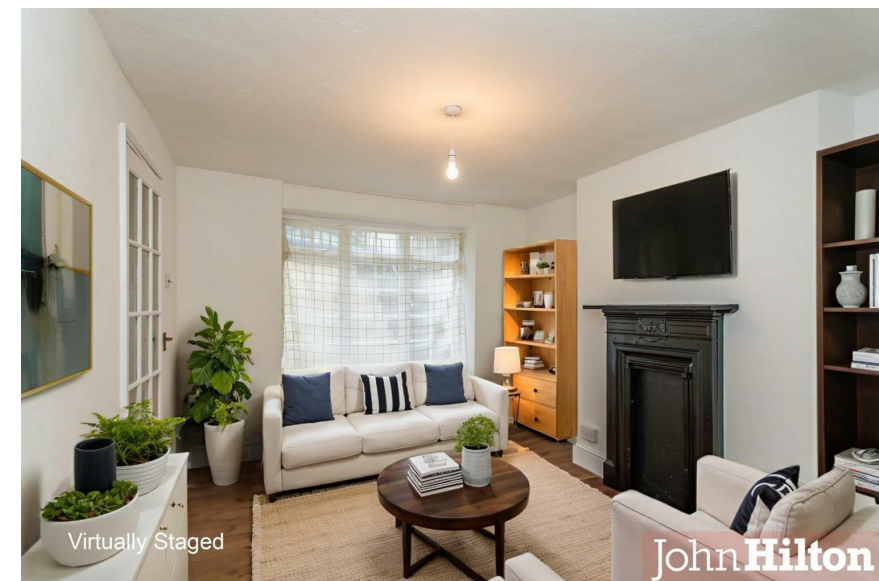
To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £300,000-£325,000**  
**Leasehold - Share of Freehold**



## Lower Flat, 6 Cavendish Place Brighton BN1 2HS

\*\*\* GUIDE PRICE £300,000-£325,000 \*\*\*  
Occupying the lower level of an attractive Regency Grade II Listed building, which is within a stone's throw of Brighton's iconic seafront. This newly refreshed two double bedroom apartment has its own private street entrance and a small outside area to the rear. Generously proportioned accommodation with a separate lounge and kitchen plus bathroom with walk-in shower enclosure. Enjoying a central location within moments of the vibrant city centre and close to an array of local cafes and shops, restaurants and bars. Being sold with no onward chain and Share of Freehold.



Note: Images of the lounge, bedrooms and kitchen which include furniture and fittings have been virtually staged using AI.

**Approach**  
Steps leading to front courtyard patio and separate street entrance.

**Entrance Hall**  
Newly fitted carpet, wall lights.

**Lounge**  
Timber-framed multi-pane window to front, feature fireplace with tiled hearth, wood laminate flooring.

**Kitchen**  
Range of base units with beech-effect laminate worktops, stainless steel sink with mixer tap, drainer and part-tiled splashback, fitted 'Belling' oven and 'Stoves' hob, spaces for washing machine and fridge-freezer, wall-mounted combi boiler, extractor fan, tiled floor and door to:

**Store Room**  
Storage area with door to rear patio.

**Bedroom**  
Wood laminate flooring, windows to rear, built-in recessed cupboard.

**Bedroom**  
Natural wood flooring, timber-framed multi-pane window to front, industrial-style column radiator, recessed fitted drawers.

**Bathroom**  
Wood panel-enclosed bath with part-tiled surround, walk-in shower enclosure with raised rainfall shower head and tiled surround, wash basin with fitted mirror over, low-level WC, heated towel rail, extractor fan and tiled floor.

**Outside Area**  
Small enclosed area with steps ascending.



- Delightful Regency Apartment
- Grade II Listed Building
- Adjacent to Brighton Seafront
- Newly Refreshed Interior
- Generously Sized Accommodation
- Two Double Bedrooms
- Private Entrance
- Central Location
- Share of Freehold & Long Lease
- NO ONWARD CHAIN

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      | 82        |
| (55-68) D                                   |  |                         |           |
| (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: **B**