

Burleigh Court, Cavendish Place

Brighton

Guide Price £280,000 to £300,000



Located in the heart of Brighton in a GRADE II LISTED PERIOD BUILDING, a ONE BEDROOM FIRST FLOOR APARTMENT with a BALCONY, DUAL-ASPECT DIRECT SEA VIEWS, and PARKING. Sold with NO ONWARD CHAIN.

Sitting directly opposite Brighton seafront in a prominent position overlooking the iconic West Pier, this first-floor apartment enjoys a wonderful double-aspect and desirable sea views. Boasting high ceilings and filled with plenty of natural light from the floor-to-ceiling bay sash windows, the living room flows through to the well-appointed open-plan kitchen/diner. Fully fitted with integrated appliances, the kitchen/diner further benefits from direct access to the south-facing balcony.

A double bedroom and modern bathroom complete the accommodation. Outside, the balcony overlooks Brighton beach and the sea, offering the perfect spot to soak up the sun and local atmosphere. The apartment also has the advantage of parking in the adjacent car park.

The Local Area

Located in the very heart of Brighton, with its bustling and vibrant seafront, shops, bars and restaurants on your doorstep. The iconic West Pier, historic 'birdcage' bandstand, and the i360 are directly opposite, while Brighton Palace Pier is a pleasant stroll along the promenade.





When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops.

There is plenty of public transport within easy reach of the apartment. Brighton train station is less than a mile away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Further Information

Burleigh Court has parking in the residents' car park, and this studio is in council tax band A, which is currently charged at £1,719.63 for 2026/27. EPC rating - tbc

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

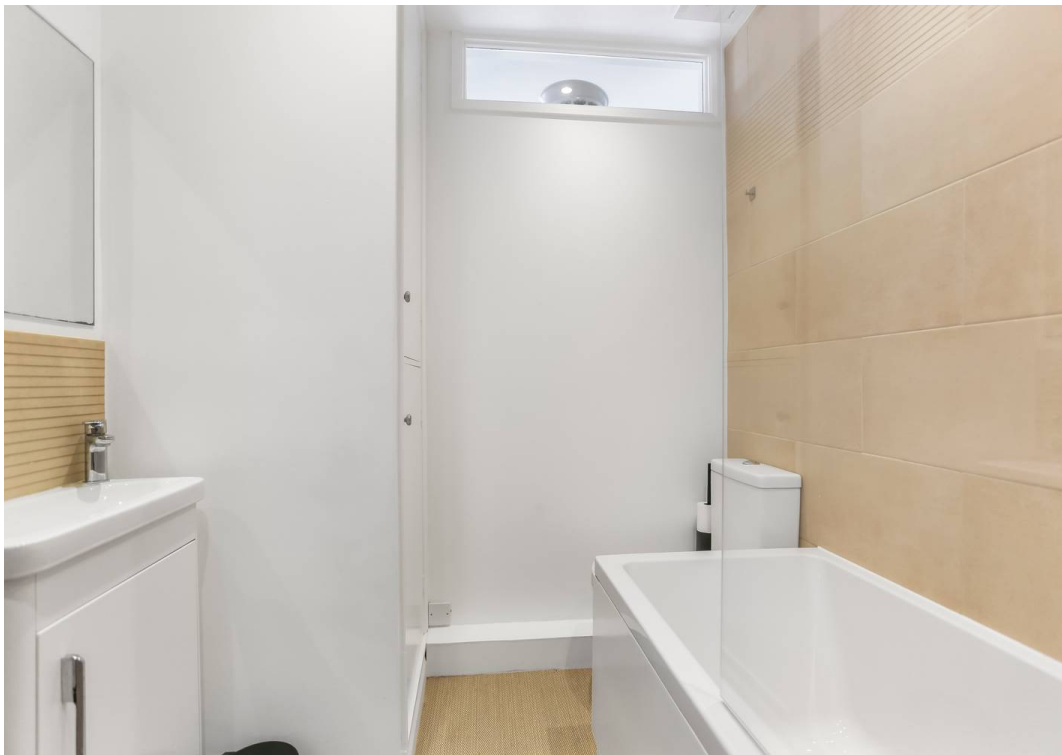
Tenure: Share of Freehold

Unexpired term on lease - 97 years

Service Charge - £1,094pa

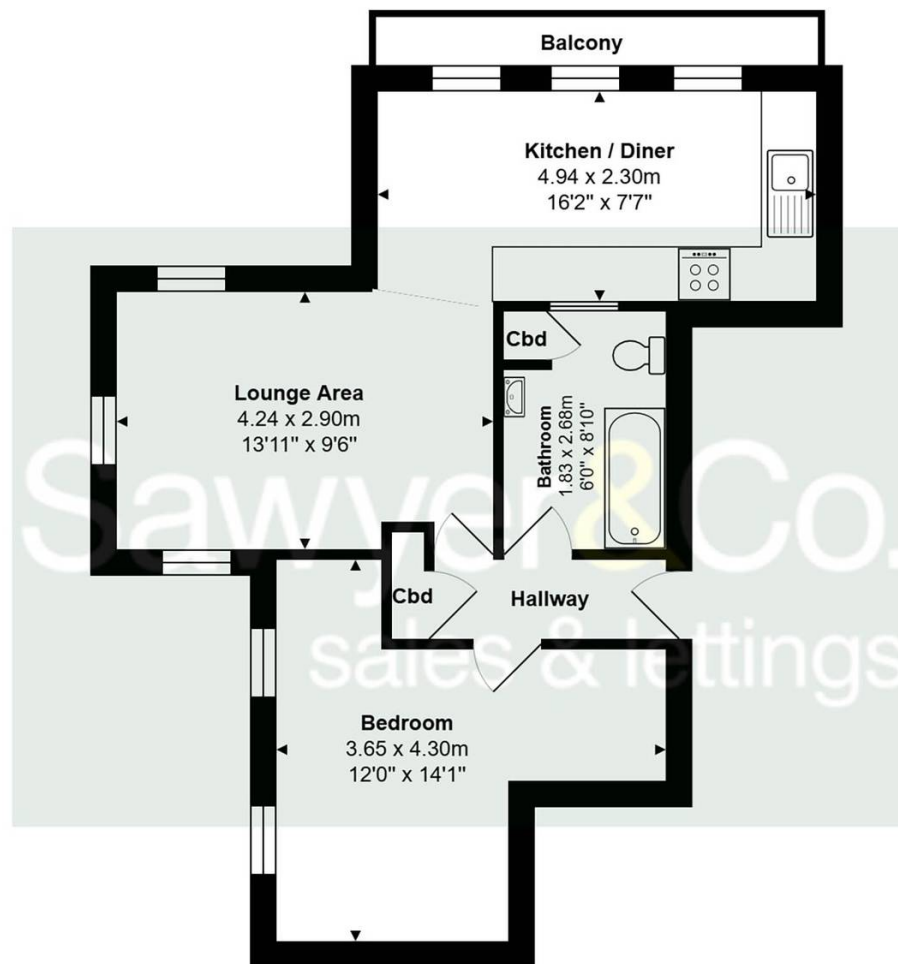
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 45.4 m² ... 489 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co– Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.