



Cavendish Court, BN2
£180,000

ASTON
VAUGHAN

INTRODUCING

Cavendish Court, BN2

1 Bedrooms | 1 Bathroom | Garage

Nestled in the vibrant heart of Kemptown Village, this delightful one-bedroom ground floor retirement apartment on St. Georges Road, East Sussex, presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. Offered for sale at a fixed price of £180,000, this property is specifically designed for residents over 55, providing peace of mind with its managed living.

Upon entering, you are immediately greeted by a sense of modern elegance, thanks to a recent comprehensive redecoration throughout. The apartment boasts a brand-new, contemporary kitchen, thoughtfully designed with functionality and style in mind, offering ample storage and preparation space. Adjacent to this, the newly fitted bathroom provides a fresh and inviting sanctuary, featuring modern fixtures and fittings.

The spacious reception room offers a versatile area for relaxation and entertaining, benefiting from abundant natural light. The generously sized bedroom provides a tranquil retreat, ensuring a comfortable night's sleep. Every detail has been considered to create a welcoming and easily maintainable home.

One of the standout features of this property is the inclusion of a generous size garage, a highly sought-after amenity in this popular location, providing secure parking or additional storage. Residents also benefit from access to a communal lounge, fostering a friendly community atmosphere, and a well-maintained communal garden area, perfect for enjoying the outdoors.

The location of this apartment is truly exceptional. St. Georges Road is ideally situated with the Royal Sussex County Hospital at one end and the picturesque Kemptown seafront at the other, offering both essential amenities and leisure opportunities within easy reach. Kemptown Village itself is renowned for its eclectic mix of independent shops, cafes, restaurants, and vibrant community spirit, ensuring there is always something to explore.



This managed development provides an added layer of security and support, allowing residents to enjoy their independence with the reassurance of assistance when needed. The house manager is available 3 days a week. The property's prime location, coupled with its modern upgrades and dedicated facilities, makes it an ideal choice for those looking to embrace a relaxed yet engaging retirement in a highly desirable coastal setting.

Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer with this superb Kemptown apartment. It represents a fantastic opportunity to acquire a beautifully presented home in a prime East Sussex location, ready for immediate enjoyment.



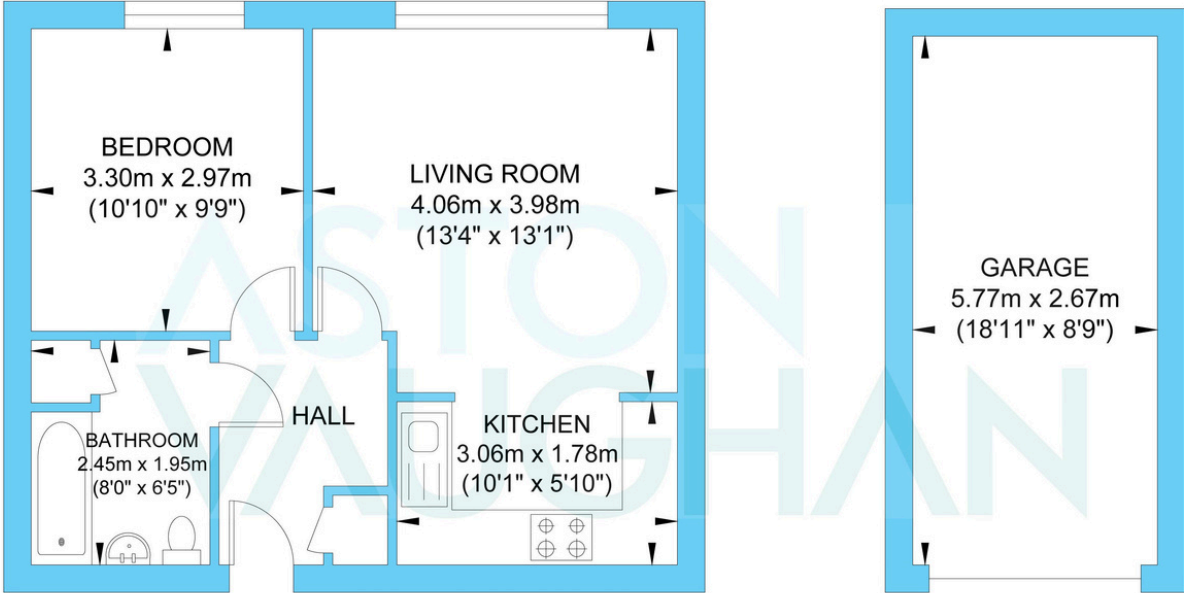


Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list .



Ground Floor
Approximate Floor Area
443.90 sq ft
(41.24 sq m)

Garage
Approximate Floor Area
165.87 sq ft
(15.41 sq m)

Approximate Gross Internal (Excluding Garage) Area = 41.24 sq m / 443.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.