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# austin gray



## 14 Cavendish Place

Brighton, BN1 2HS

Price Guide £330,000

Guide price £330,000 - £350,000 An opportunity to own a home by the sea in a Grade II listed building with floor to ceiling sash windows with sea views and a decorative wrought iron balcony and an eat in kitchen. Ideal first time purchase or holiday home. Internal viewing is recommended to appreciate the property's location and size.

In one of the most sought after quarters of our coastal city in a good school catchment area, Cavendish Place is a cul-de-sac adjacent to the Kings Road and just around the corner from the buzz of Western Road and the relaxed, al fresco lifestyle of Hove. (Waitrose and Taj are a short walk) whilst a scenic 15-20 minute stroll takes you to the cultural heart of the city and Brighton station which provides access to Gatwick airport and London/The City.

Through the communal entrance hall stairs lead to the first floor and upon entering the flat you are greeted by a spacious living room with floor to ceiling sash windows allowing light to flood the room. From the balcony you have sea views. The entrance hall has ample deep storage cupboards. The kitchen is fully equipped with space for appliances appliances and has space for table and chairs. The modern white bathroom/WC has a shower over the bath. The bedroom to the rear has space for wardrobes and sash windows have wooden shutters to provide privacy.

- First floor apartment with sea views
- Grade II listed building
- Spacious living room with full length sash windows
- Ornate wrought iron balcony
- Kitchen/breakfast room with integrated appliances
- Bedroom with shutters
- Modern white bathroom with shower over bath
- Ample storage cupboards in the entrance hall
- Lease 92 years, ground rent 310, Maintenance approx £1100pa
- Council tax band B

### Viewing

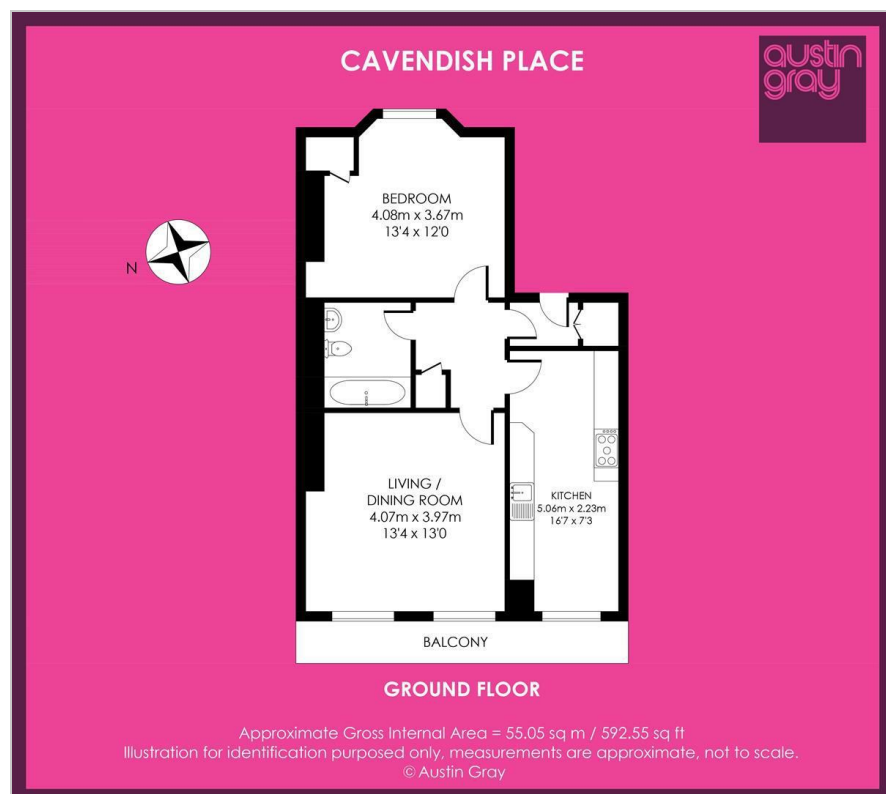
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

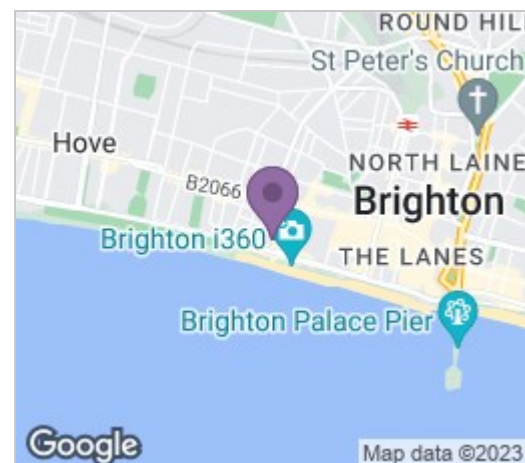




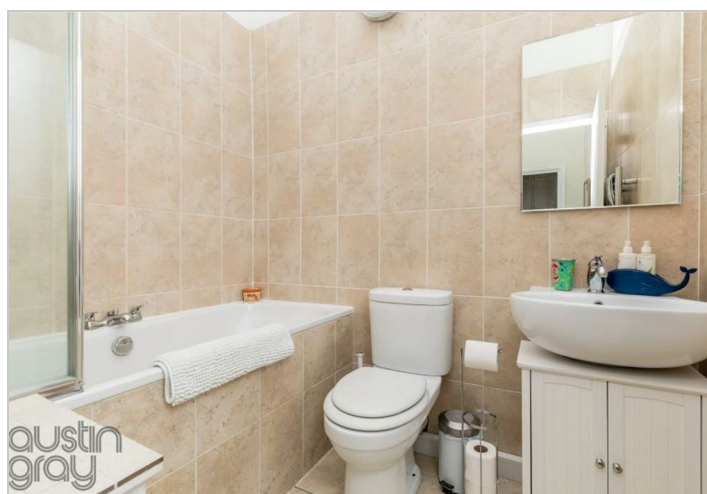
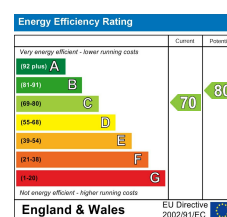
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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