

ELLIOTTS

Working hard for you



8 Cavendish House, Kings Road, Brighton, BN1

Offers Over £190,000 Leasehold – Share of

Freehold
ELLIOTTS are delighted to offer the CHAIN FREE Studio Apartment, on the first floor of this PRESTIGIOUS SEAFRONT BLOCK, located to the quieter rear section, accommodation extending to around 39 Square Metres (over 400 Square feet), Large 18' DUAL ASPECT Main Living/Bedroom, SEPARATE KITCHEN and bathroom with windows, FEW STEPS from BRIGHTON SEAFRONT, BEACH and the SEA.

- Prestigious Seafront Block
- 39 Sq.Mt / 419 Sq.Ft
- Large Dual Aspect Living/Bedroom
- Separate Kitchen
- Double Glazing
- Share of Freehold
- Excellent Storage
- Short Walk Brighton City Centre
- Directly On Brighton Seafront
- No-Ongoing Chain



www.elliottsestateagents.co.uk

2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

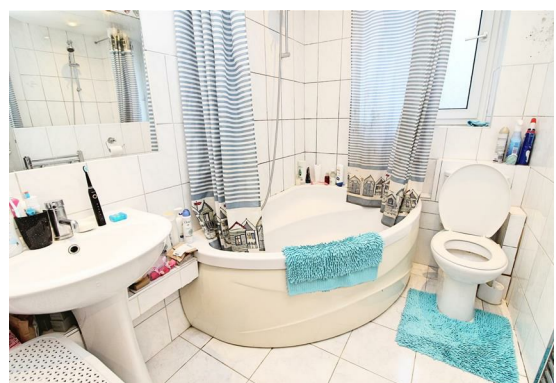
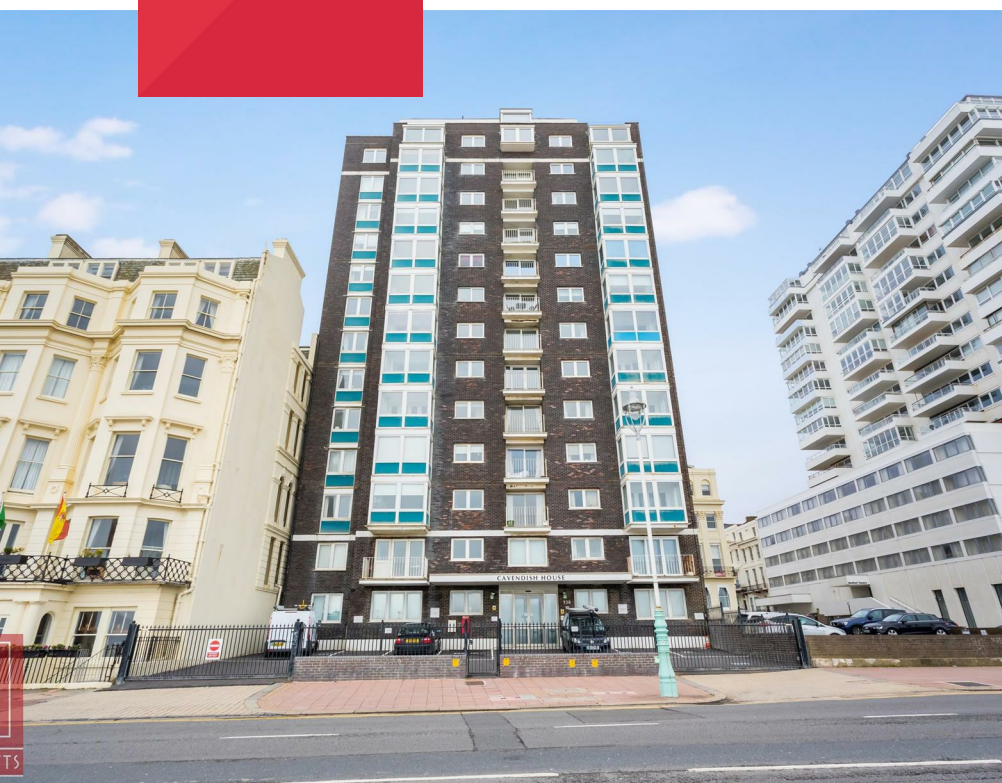
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Registered No 2829245

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A good sized studio apartment, located at the quieter rear section of this highly sought after seafront block, almost adjacent to the iconic i360, right on Brighton Seafront and just a few steps from the promenades, beaches and the sea, whilst just a short walk and a few blocks away, are many of Central Brighton's Entertainment and leisure facilities, together with the Churchill Square shopping Mall and Brighton's famous Lanes.

On the first floor, the flat is large for a studio apartment extending to around 39 square metres/over 400 square feet, and has good storage with a spacious entrance hall with big double cupboard. A main living/bedroom measuring 18' x 13'8" is the main feature, it is dual aspect, and has a corner bedroom area that can be curtained off if required.

There is a separate kitchen with window, and bathroom including a corner bath, which also has a window. The property is also offered for sale with no ongoing chain.



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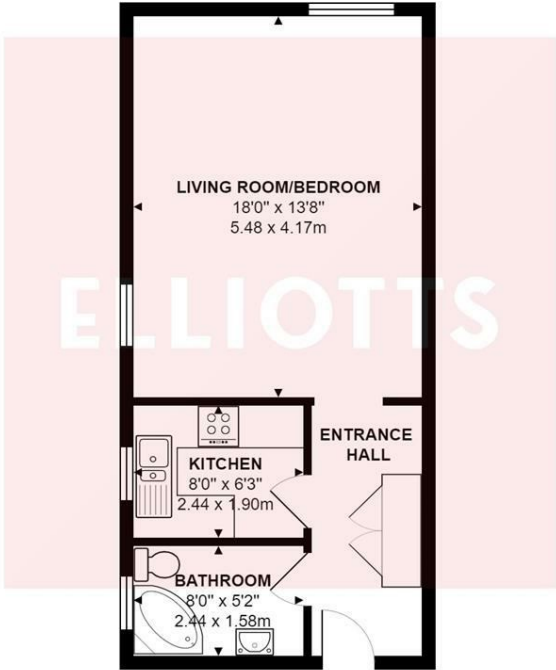
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Total Area: 419 ft² ... 38.9 m²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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