

Cannon Place, Brighton

Offers in excess of £225,000



- **A Fantastic Second Floor Regency Flat**
- **One Bedroom**
- **Wonderful Open Plan Living Space**
- **Bay Fronted With Sea Views & Window Seat**
- **Share Of Freehold & No Onward Chain**

Cannon Place, Brighton, BN1 2FB



Addresses don't get any more exciting than here! Cannon Place is situated directly opposite Churchill Square shopping precinct and moments from our famous seafront & the hustle & bustle of Western Road so you literally have every variety of restaurant, bar, retail & boutique shop right on your door step. Brighton mainline railway station is also just a short walk away for any out of towners or commuters making this fantastic converted maisonette the perfect home, buy to let investment or idyllic holiday home / second property by the sea!

Positioned on the second floor of this attractive Regency building, you have sea views from the circular bay window at the front. Accommodation comprises of entrance hall, a fantastic open plan living space where there is plenty of room for lounge and dining furniture as well as an office / computer space with a modern fitted kitchen area at the back, bathroom and bedroom with a peaceful rear aspect.

With no onward chain and a share of the Freehold, this one is ready to move yourself or tenants straight into!



Picture this...

Living here certainly will be exciting as you are totally spoiled for choice with hundreds of restaurants, bars, cafes, shops and entertainment options all within minutes of your front door!

And if you're looking for a reliable buy to let investment then this is definitely it as it will be popular with both long term and short term renters alike!

Accommodation

SECOND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER
16' 9" x 16' 3" (5.11m x 4.95m)
With window seat

KITCHEN AREA

BATHROOM

BEDROOM
10' 3" x 5' 8" (3.12m x 1.73m)

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Approximate Gross Internal Area = 39.7 sq m / 427 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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