

PHILLIPS & STILL



- A Spectacular Mid Terrace 19th Century Coach House
- Beautifully Refurbished With Accommodation Over Three Floors
- Four Double Bedrooms
- Fantastic 27ft Open Plan Living Space With Refitted Kitchen

Cambridge Grove, Hove, BN3 3ED

Guide Price £825,000 - £850,000

A Spectacularly Renovated 19th Century Coach House | 1800 Sq.Ft. | Presented for sale in magnificent order, this mid terrace period home offers four double bedrooms, three bath / shower rooms including two en suites, and a stunning 27ft ground floor living space. Viewings are an absolute must!



Having just been beautifully restored, this breath taking four double bedroom house is truly a master piece. It stands on a cobbled mews which once housed the stables serving the imposing houses of Cromwell Road in Hove but has since been re-mastered to create a stunning residential home where both form and function have been considered at every turn. The finish is extremely high end and carefully thought out from the stylish colour palette, contemporary fixtures and fittings to the floors, radiators and doors. Everything is in keeping with the age & feel of the mews but taking on a modern twist!

Set over three floors, there is ample space for family time and sophisticated entertaining in the 27ft open plan ground floor living space where you'll a magnificent light well provides natural light. While this property sits peacefully tucked away from the hubbub of the city, it remains brilliantly well-connected with Hove Station, Hove's clean beaches and Lawns, and several highly acclaimed schools within walking distance. The cosmopolitan shops, bars and restaurants of Church Road are also close by, so this uniquely characterful property will appeal to many.

You would be forgiven for not knowing that this magical mews even exists as it is so sweetly tucked away on a private road behind the grand houses of Cromwell Road. It is a real haven with cobbles and a lovely mix of both residential and commercial properties which have all been restored over time. The horses and carts have since been replaced by cars which can be parked in their place, but apart from that you will feel transported back in time.

To the ground floor you will also find the refitted kitchen with a central island and all integrated appliances. The island has space on one side for stools providing a sociable cooking area where friends & family can pull up a stool and keep the chef company. You also have a ground floor W.C. and utility room for those who like to keep their white goods separate & away from the kitchen.

On the first floor are three double bedrooms with an en suite shower room to one and a fabulous family bathroom with bath & shower serving the other two. With a choice of four double bedrooms at this property, you definitely have the option of utilizing at least one as a home office which is a common necessity these days.

To the second / top floor is the incredible 24ft master bedroom filled with windows and featuring its own en suite shower room bringing the total amount of bath / shower rooms to three and with four toilets, those morning queues will be a thing of the past.

Cambridge Grove is located within the Willett Estate Conservation Area. The mews is a private road consisting of commercial and residential units, with businesses ranging from workshops and offices, to creative studios and a coffee roastery that offers discounted coffee for residents. On Saturdays, resident artists sell their work on the street and the community holds regular street parties. As a private road, residents are permitted to purchase two parking permits per unit.

There are superb shopping streets nearby - including Church Road, Portland Road, Western Road and Richardson Road - which offer a wide range of boutiques, specialist food shops and general stores. There are several good pubs and cafes in the area and of course, the beach at Hove (approximately ten minutes on foot). It is a 25-minute walk into the centre of Brighton.

Trains from Hove, or buses, take you directly and quickly into central Brighton which is well known for its variety and quality of shopping, dining and cultural opportunities. Trains run from Brighton to London Victoria in just 51 minutes (with slightly longer services running from Hove), and the A23 is approximately seven minutes by car.





Accommodation

GROUND FLOOR

ENTRANCE HALL

SPECTACULAR OPEN PLAN LOUNGE / DINING ROOM
27' 5" x 26' 1" (8.36m x 7.95m) With feature light well

REFITTED KITCHEN AREA
With island & breakfast bar

UTILITY ROOM
6' 8" x 5' 6" (2.03m x 1.68m)

GROUND FLOOR W.C.

FIRST FLOOR

LANDING

BEDROOM THREE
14' 3" x 9' 9" (4.34m x 2.97m)
EN SUITE SHOWER ROOM

BEDROOM FOUR
13' 9" x 9' 8" (4.19m x 2.95m)

BEDROOM TWO
15' 1" x 9' 9" (4.6m x 2.97m)

REFITTED BATHROOM
With bath & shower

SECOND FLOOR

BEDROOM ONE
24' 11" x 17' 7" (7.59m x 5.36m)

EN SUITE SHOWER ROOM

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Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft



Picture this...

This picturesque street is steeped in history and has such a wonderful community feel making it the perfect home for families, couples and singles alike!

Having been immaculately refurbished throughout with such gorgeous attention to detail, it is totally ready for someone to pack their bags & move straight into!

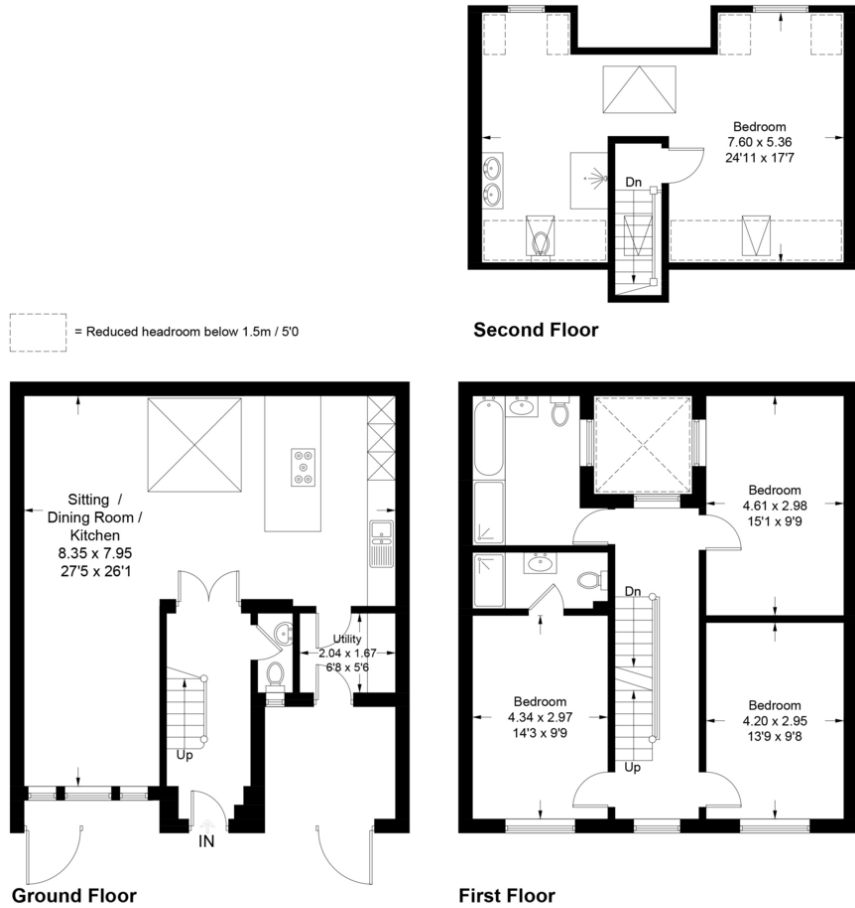


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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