

PHILLIPS & STILL

Cambridge Road, Hove

Asking Price £200,000 - £220,000



- **Spacious Ground Floor Studio Apartment**
- **Beautifully presented to the highest of standard**
- **Separate modern fitted kitchen and bathroom.**
- **Ideal first time buy or investment purchase.**
- **Highly sought after central location very close to the seafront**

To view all our homes: phillipsandstill.co.uk

Cambridge Road, Hove, BN3 1DF



This spacious ground floor studio apartment offers a beautifully presented living space throughout. The apartment features a separate modern and fitted kitchen, providing convenience and functionality. Additionally, there is a separate bathroom, adding privacy and comfort to the living arrangement.

Perfect for first-time buyers or as an investment purchase, this studio apartment is located in a highly sought-after area in central Hove. The convenient location ensures easy access to local amenities, such as shops, restaurants, and entertainment options. Furthermore, the apartment is situated close to the picturesque seafront, offering residents the opportunity to enjoy leisurely walks or relax by the beach.

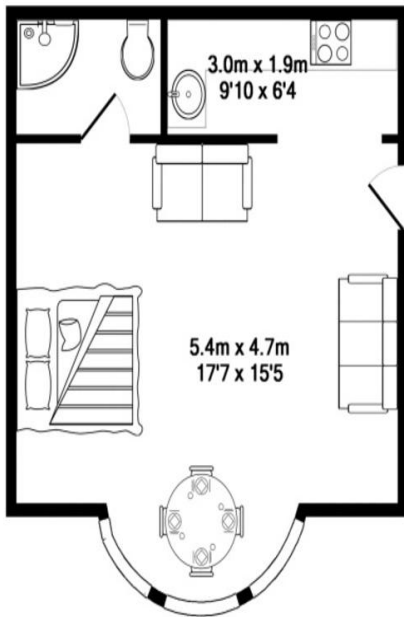
Overall, this studio apartment provides a fantastic opportunity for those seeking a stylish and well-maintained living space in a desirable location with excellent access to local amenities and the beautiful seafront.



Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre and choose from a wide range of fantastic restaurants and bars that are the best this City has to offer.

For commuters this property and location is like paradise, as you are perfectly placed to travel from either Hove or Brighton's mainline station, which are both close by.



TOTAL APPROX. FLOOR AREA 33.0 SQ.M. (355 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

Accommodation

GROUND FLOOR

STUDIO ROOM
17' 7" x 15' 5" (5.36m x 4.7m)

KITCHEN
9' 10" x 6' 4" (3m x 1.93m)

SHOWER ROOM





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk