

Cambridge Road, Hove

£225,000



- **A Stylish First Floor Studio Property**
- **Spacious Studio Room With Mezzanine Sleeping Area**
- **Refitted Kitchen & Bathroom**
- **Very Well Presented With High Ceilings & Rear Garden Outlook**
- **Superb Central Hove Location**

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Cambridge Road, Hove, BN3 1DF



This is a fantastic opportunity to acquire a stunning first floor studio apartment which is light & stylishly presented throughout having been modernised to a high standard. It make a perfect first time buy, investment property or second holiday home near the sea as it really does tick all the boxes!

The fabulous studio room has extremely high period ceilings with decorative mouldings & corning and benefits from a large sash window overlooking rear gardens and gas central heating. In addition to this, there is a fantastic mezzanine level which is ideal for sleeping and includes a double low level warren bed which is staying as part of the sale, it also has space for a chest of drawers if needed. There is ample storage under the stair case and a communal utility room that houses the boiler, storage space and plumbing for a washing machine. The refitted kitchen and bathroom are very modern and well arranged meaning the property is ready for someone to pack their bags & move straight into without having to lift a finger or spend a penny!

And this location really could not be any better! Cambridge is one of Hove's premier roads and is positioned right above the vibrant Western Road and moments from our famous seafront promenade. Step out of your front door and you are just a stone's throw away from a huge variety of trendy coffee shops, bars, fine restaurants, cafes, supermarkets, gyms, beauty parlours & a wealth of boutique shops. Brighton's seafront and Norfolk Square are also on your door step with local bus routes & Brighton railway station also extremely close by for anyone who commutes. Viewings are highly recommended!



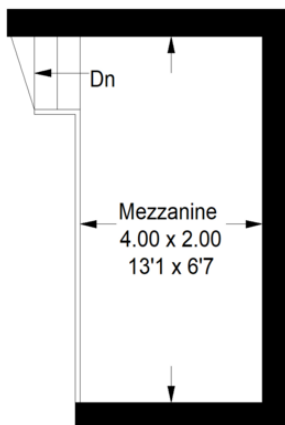
Picture this...

Just imagine how it would feel to step out of your front door & straight onto Brighton seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views...

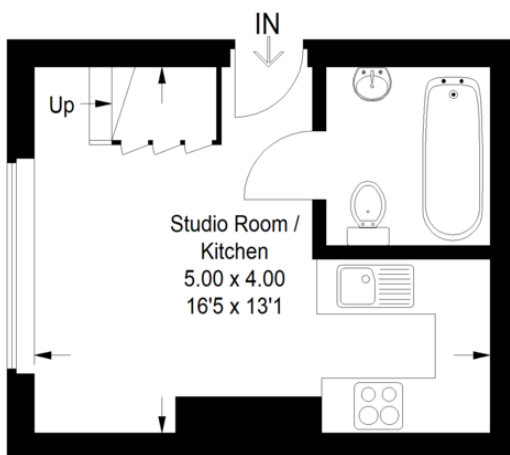
Alternatively if it's entertainment you're after then you are within stumbling distance of the many bars, restaurants, pubs and clubs that this City is so well known for!

Cambridge Road, Hove, BN3 1DE

Approximate Gross Internal Area = 20.2 sq m / 217 sq ft
Mezzanine Floor = 8.5 sq m / 91 sq ft
Total = 28.7 sq m / 308 sq ft



Mezzanine level



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Imageplansurveys @ 2021

Accommodation

FIRST FLOOR

STUDIO ROOM

16' 4" x 13' 1" (4.98m x 3.99m)

REFITTED KITCHEN AREA

With integrated appliances

REFITTED BATHROOM

MEZZANINE SLEEPING AREA

13' 1" x 6' 6" (3.99m x 1.98m)

UTILITY / STORAGE ROOM

Separate to the flat on the half landing





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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www.phillipsandstill.co.uk