

PHILLIPS & STILL



- Stunning First Floor 2 Bedroom Regency Apartment
- Bright & Spacious, With High Ceilings & Period Features
- Sunny Balcony With Views To The Sea
- Perfect Central Location
- Share Of Freehold & No Onward Chain

Cambridge Road, Hove, BN3 1DE

Guide Price £375,000 to £400,000

Fabulous! This word best sums up a delightful and stylish first floor regency apartment, situated in one of Hove's hotspot locations, with in the city centre and just minutes from the beach. Its prized features are a full length sunny balcony looking down towards Hove seafront, plus 12 foot high ceilings through which sunlight simply floods in.



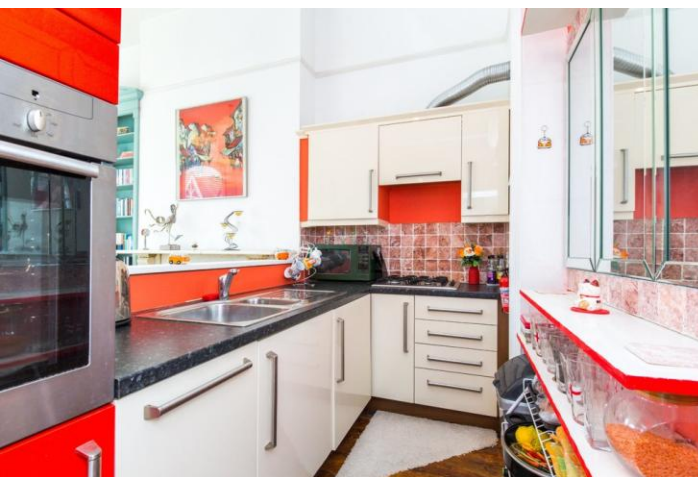
Property Description

Cambridge Road is a beautiful tree lined street just moments from both the city centre and historic Brunswick Square. Step out of your front door and you will find local coffee shops, supermarkets and some of the city's finest eateries all within a short walk and Brighton & Hove's famous seafront is also just moments away. If commuting to Gatwick or London, Brighton mainline railway station is just 15 minutes walk away.

The property itself is positioned on the first floor of this beautiful regency style building. Boasting many original features, the apartment enjoys a large lounge into which the morning sun pours through floor to ceiling sash windows. These each lead onto a full length sunny balcony, perfect for alfresco dining whilst you enjoy the quiet and attractive tree-lined street and distant sea views. A unique benefit of its position is the presence of attractive low-rise building opposite, providing a bright and open outlook.

The whole apartment has an extremely practical and efficient layout. The separate kitchen is fully fitted with built in German appliances and opens into the lounge, making it perfect for entertaining. There are also two double bedrooms, both with twelve foot high ceilings offering additional mezzanine/storage potential. Bedroom one enjoys a leafy garden outlook to the rear of the property, and bedroom two has direct access to the balcony from the floor to ceiling sash window. The property is stylishly decorated throughout and has ample storage, including generous cupboards as well as a useful communal bike and storage room on the half landing.

The apartment also enjoys share of freehold and a lease in excess of 995 years, a real benefit for any prospective property owner. Ideally suited to professionals, small families or investors, whether you are looking for your perfect home by the sea or a luxury weekend retreat, you will be perfectly placed to experience all that Brighton and Hove's cosmopolitan lifestyle and vibrant atmosphere have to offer.





Accommodation

FIRST FLOOR

ENTRANCE HALL

LOUNGE
18' 0" x 13' 7" (5.49m x 4.14m)

KITCHEN
9' 6" x 6' 1" (2.9m x 1.85m)

BEDROOM ONE
13' 3" x 10' 8" (4.04m x 3.25m)

BEDROOM TWO
13' 2" x 6' 7" (4.01m x 2.01m)

BATHROOM
8' 0" x 4' 9" (2.44m x 1.45m)

OUTSIDE

BALCONY

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Approximate Gross Internal Area
59.3 sq m / 638 sq ft

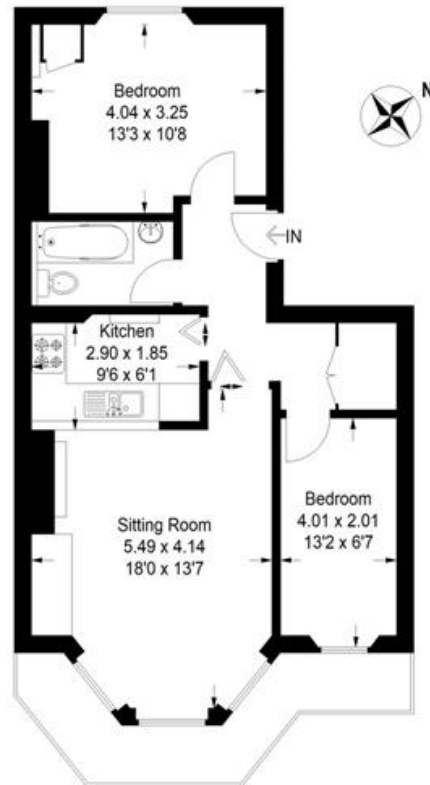
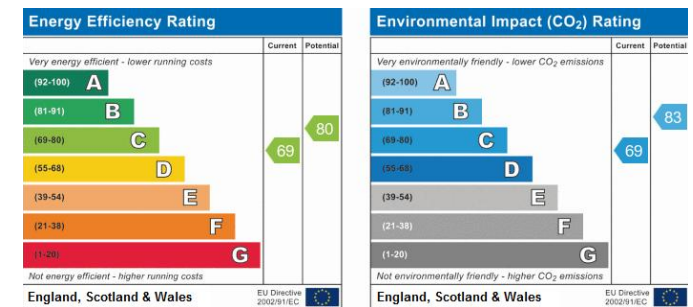


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019

Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre and choose from the wide range of fantastic restaurants and bars - and on sunny days throughout the year, you have the choice of relaxing on your own private balcony or venturing out to enjoy the many attractions of Brighton & Hove's famous seafront...



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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