



10b Cambridge Grove, Hove, East Sussex, BN3 3ED

A WELL PRESENTED TERRACED MEWS HOUSE SITUATED WITHIN THE WILLETT ESTATE CONSERVATION AREA AND BEING SOLD WITH NO ONWARD CHAIN.

The property is located on a cobbled street in the popular Hove area between The Drive and Wilbury Villas. The mews is a private road consisting of commercial and residential units, with businesses ranging from workshops and offices, to creative studios. The excellent shopping facilities, cafés and pubs of Hove are within walking distance as well as Hove mainline railway station and its commuter links to

- 3 Bedrooms
- Open Plan Living
- Kitchen/Lounge
- Shower Room
- En Suite Shower Room
- Character Property

Offers in the region of £499,950



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FRONT DOOR

Leading to

ENTRANCE HALLWAY

Spacious hallway, window providing borrowed light above front door, luxury wood effect vinyl strip flooring, 2x ceiling light point, hard wired smoke detector,

OPEN PLAN KITCHEN/LOUNGE 24'1 x 10'4 (7.34m x 3.15m)

LOUNGE AREA

Southerly aspect with 2 single glazed windows to front with fitted blinds, over windows providing borrowed light, radiator, luxury wood effect vinyl strip flooring, ceiling light point, wall light point, feature exposed brick wall, cupboard housing electric consumer unit and electric meters.

KITCHEN AREA

Single glazed window with obscure glass to rear, opening fan light over, fitted modern range of high gloss fronted eye level and base units comprising of cupboards and drawers, high gloss square edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in 'Lamona' 4 burner gas hob with electric fan assisted oven under, feature extractor canopy over, cupboard housing 'Glow Worm' combination boiler for heating and hot water, integrated washing machine, further space and plumbing for dishwasher and fridge.

STAIRS

From entrance hall, spindles to handrail, leading to

FIRST FLOOR LANDING

Wall light point.

BEDROOM ONE 14'4 x 11'10 (4.37m x 3.61m)

Southerly aspect with 2 x Good size sash windows to front, radiator, feature ceiling light point, extensive range of built in wardrobes providing hanging space and shelving.

BEDROOM THREE 8'0 x 8'0 (2.44m x 2.44m)

Good size sash window to rear with fitted blind, radiator, ceiling light point, built in double wardrobe providing hanging space and storage over.

SHOWER ROOM

Being fitted with modern suite comprising of low level W.C, pedestal wash and basin with mixer tap and pop up waste, chrome ladder style radiator, feature half tiled walls, extractor fan, chrome ladder style radiator, walk in shower with glazed door and tiled surround, feature wall mounted over sized shower head with separate hand held body attachment.

STAIRS

From first floor landing to

HALF LANDING

Sash window to rear with obscure glass,

STAIRS

Spindles to handrail leading to

SECOND FLOOR

BEDROOM TWO 11'9 x 8'1 (3.58m x 2.46m)

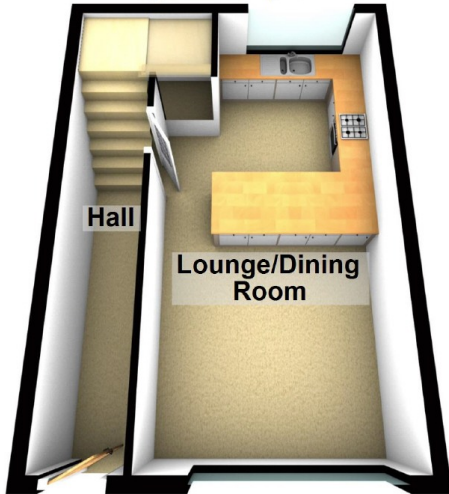
Ceiling light point, feature part character sloping ceiling, 2 x 'Velux' windows with black out blinds, radiator, door to

EN SUITE SHOWER ROOM

White modern suite comprising of low level W.C, pedestal wash hand basin with mixer tap, pop up waste, chrome ladder style radiator, part tiled walls, glazed shower enclosure with double opening doors, wall mounted feature over sized shower with separate wall mounted attachment, extractor fan, ceiling light point, luxury wood effect vinyl strip flooring.

Ground Floor

Approx. 355.8 sq. feet



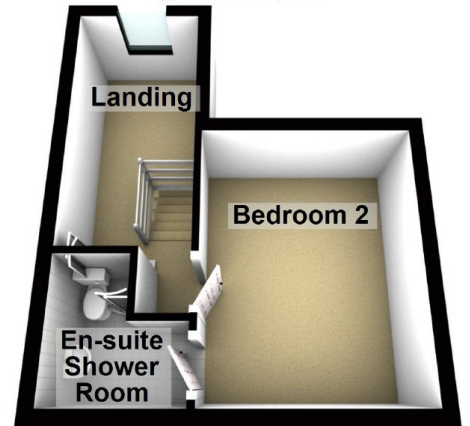
First Floor

Approx. 355.8 sq. feet



Second Floor

Approx. 226.8 sq. feet



Total area: approx. 938.4 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.

Plan produced using PlanUp.

VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.