

- A Stunning Second Floor Studio Apartment
- Spacious Mezzanine Sleeping Area
- Stylish Modern Fitted Kitchen & Bathroom
- Very Well Presented With High Ceilings
- Leasehold

Cambridge Road, Hove, BN3 1DF

Guide Price £200,000 - £210,000

A stunning second floor studio apartment with a fabulous mezzanine level sleeping area. The property is situated in the highly sought after Cambridge Road of central Hove leading from vibrant Western Road down to the seafront, what a superb location!

## Property Description

Here we have a truly stunning first floor studio apartment which is light & very well presented throughout having been modernised to a high standard. It will make a perfect first time buy, investment property or second holiday home near the sea as it really does tick all the boxes!

The studio room has a high period ceiling with decorative mouldings & cornicing and benefits from a large sash window and gas central heating. In addition to this, there is a good-sized 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 Valiant boiler that is still under warranty and washing machines for use. The stylish 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 any one who commutes. The property is being sold as Leasehold and no onward chain so you'll need to be quick on this one!



# Accommodation

## FIRST FLOOR

STUDIO ROOM / KITCHEN  
16' 4" x 13' 1" (5.00m x 4.00m)

BATHROOM

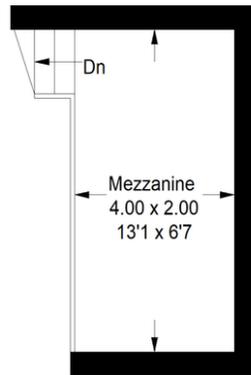
MEZZANINE  
13' 1" x 6' 6" (4.00m x 2.00m)

COMMUNAL UTILITY ROOM

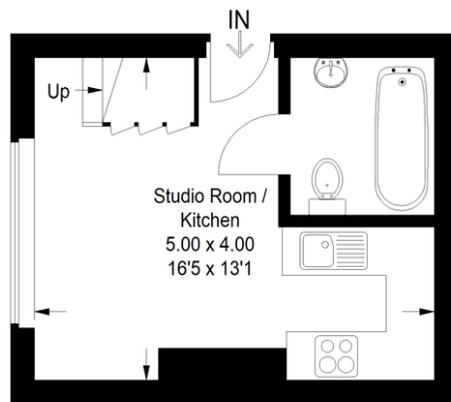


## Cambridge Road, Hove, BN3 1DE

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 Floor**



**Ground Floor**

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

**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!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	58   D	
39-54	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 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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