



Cambridge Grove, Hove

£350,000

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EST. 1990



Cambridge Grove, Hove, East Sussex, BN3 3ED

Situated in the charming cobbled mews of Cambridge Grove, Hove, this delightful ground floor flat offers a unique blend of character and modern living. Built in 1882, the property has been thoughtfully converted to provide a light and airy two bedroom property - boasting a generous 635 square feet of well-designed space, with recently installed double glazed sash windows.

As you enter through your own private street entrance, you are welcomed into a beautifully presented home that is flooded with natural light. The flat enjoys a neutral décor with engineered wood flooring throughout. Comprising a good size reception room, with space to dine, alongside two comfortable double bedrooms. The well-appointed shower is contemporary in design and adds to the convenience of this lovely residence. A feature of note is the spacious, well designed kitchen with real wood work tops and breakfast bar - a great working social space.

The location is ideal, situated just a stone's throw from Hove station, making commuting a breeze. Additionally, the vibrant seafront is within easy reach, along with an array of lively restaurants, bars, and shops along Church Road. This central Hove location ensures that you are never far from the action, while still enjoying the tranquillity of a quaint mews setting.

This characterful flat is an ideal choice for those seeking a stylish and convenient lifestyle in one of Hove's most sought-after areas. Whether you are a first-time buyer, a young professional, or looking to downsize, this property offers a wonderful opportunity to embrace the best of coastal living. Don't miss the chance to make this charming flat your new home.

Location

Cambridge Grove is a unique private cobbled Mews secretly nestled away between Cromwell Road and The Drive in Hove. Hove station is just around the corner and both the seafront and Hove's main thoroughfare Church Road where you will find an array of bars, shops and restaurants, are within a short distance. Regular bus services on the roads either side of the mews, afford access to all parts of the City and beyond. This cobbled mews has a great sense of community spirit with the occasional street party too!

Additional information

Tenure: Leasehold, 89 years remaining

Service charge: £500.00 per annum paid half yearly

Ground Rent: £100.00 per year

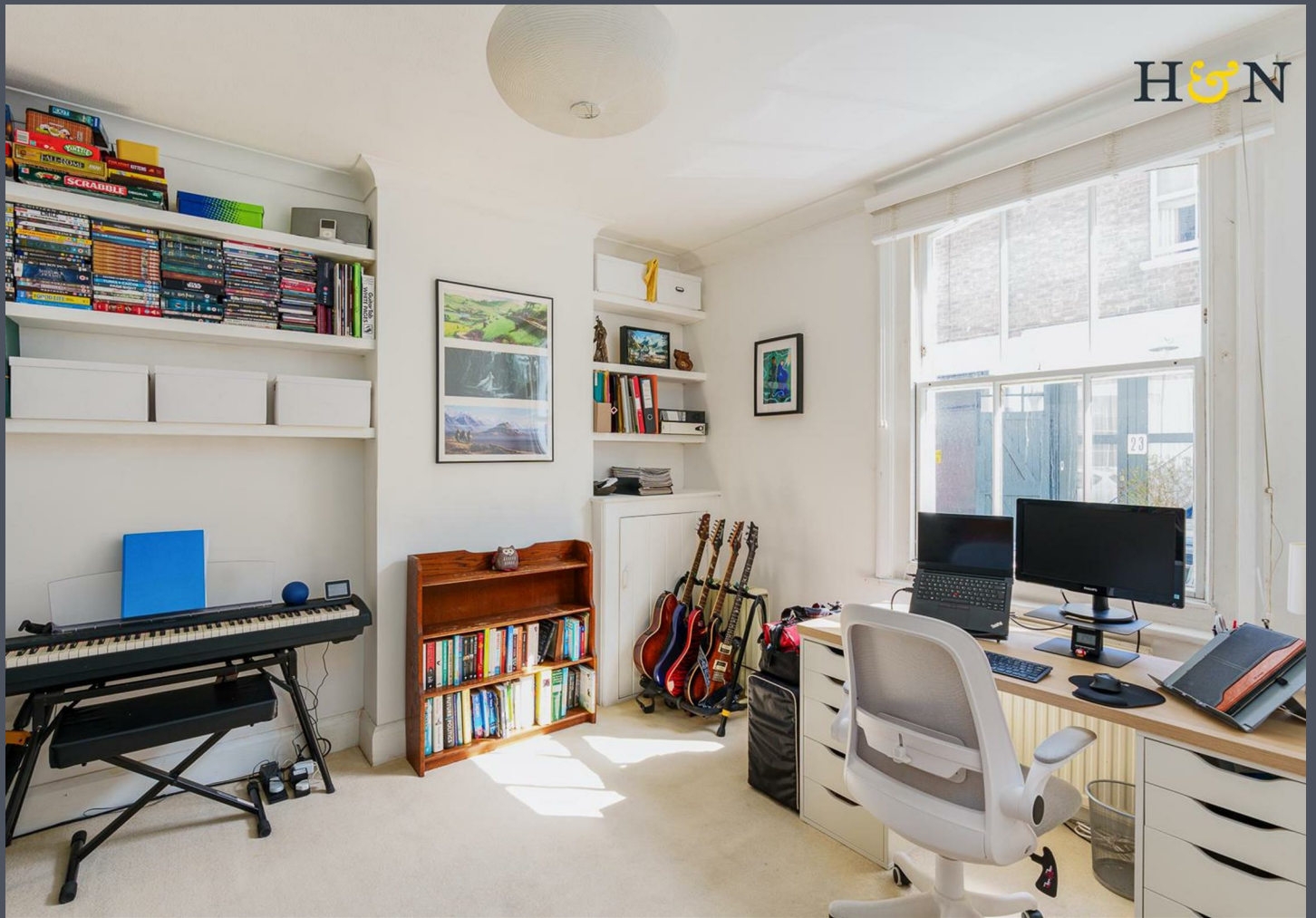
EPC Rating: C

Council Tax: A

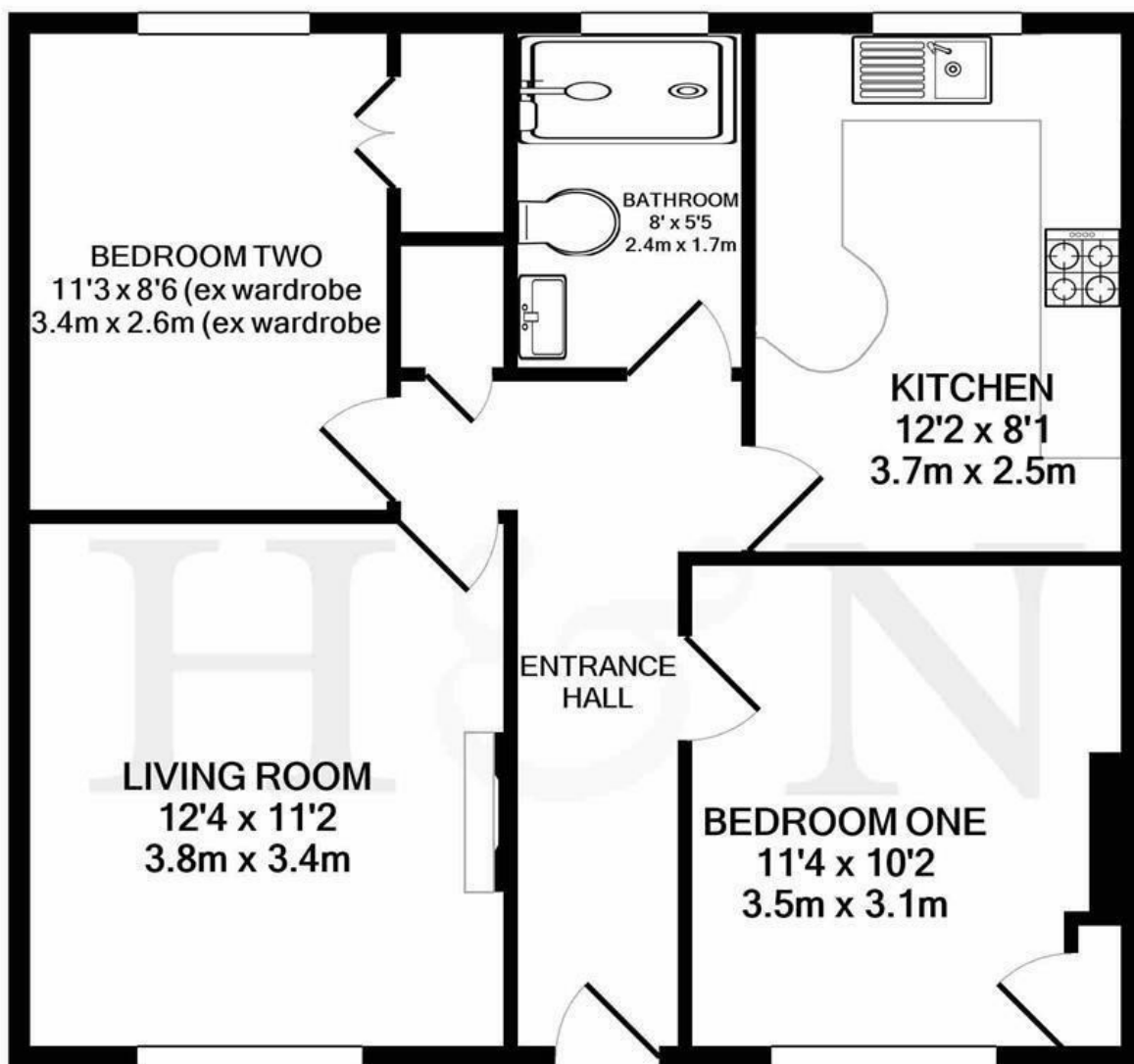
Internal measurement: 635 Square feet / 59 Square metres

Parking: Residents parking permit zone O (However as this is a private road, parking is available without a council permit for £120 per year, 2 allowed per household - which includes a visitors pass too)

Managing Agent: Vale Management Company







TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

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

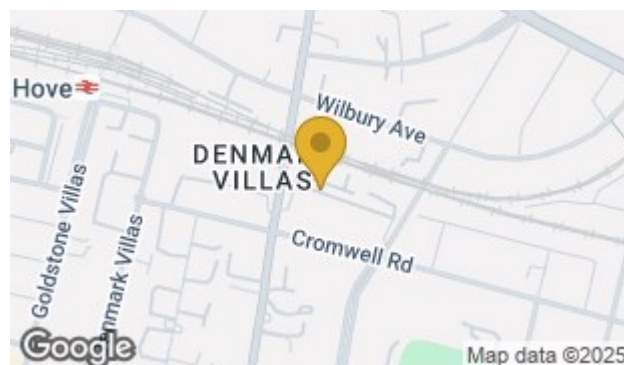
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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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