



Cambridge Road, Hove, BN3  
Offers In Excess Of £375,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Cambridge Road, BN3

2 Bedrooms | 2 Bathrooms | 1 Living Room  
764 Sq Ft | Central Hove

With the cosmopolitan feel that is particular to fashionable Hove with the vibrant shopping, bars and restaurants of Church Road at the end of the terrace, the beach at the bottom of the hill and St Anne's Wells Gardens around the corner, this 2 bed patio apartment delivers the coastal dream. A rare find 5 minutes by cab (20-25 to walk) from Brighton or Hove Station's direct trains to Gatwick and London it's a great location as a home or for holidays, and with graceful historic proportions, huge windows and a social flow it spans a glorious 71m<sup>2</sup> (764.23 sq. ft.) over the whole of the lower floor of a majestic building. Inside, the spacious open plan living room sweeps open to a sunny, west facing blank canvas – as does the guest bedroom, and the glamorous principal suite has a big, bright bedroom, a walk in closet and wet room style en-suite shower room.

- Stylish patio apartment
- New 125 year lease granted upon completion
- Fashionable Brunswick Town
- Walk to sea, shops and station
- 71m<sup>2</sup> (764.23 sq. ft.)
- Parking Permit Zone M
- Council Tax Band E

One of the most sought after locations in the city with chic cafés, restaurants, a historic heart and inclusive community, this apartment within a stroll of the sea is also close to green spaces which hold events during festivals -and highly rated local schools including a popular primary, BIMM and an outstanding sixth form college are all within easy reach.









## LOCATION GUIDE

### Good to Know

Shops: Western Road 2 minute walk

Train Station: Hove and Brighton Stations each 5 mins by cab  
or a 20-25 min walk past shops and bars

Seafront or Park: Seafront and Hove Lawns 5 on foot, 3 by cab

### Education

**Primary:** Brunswick Primary School

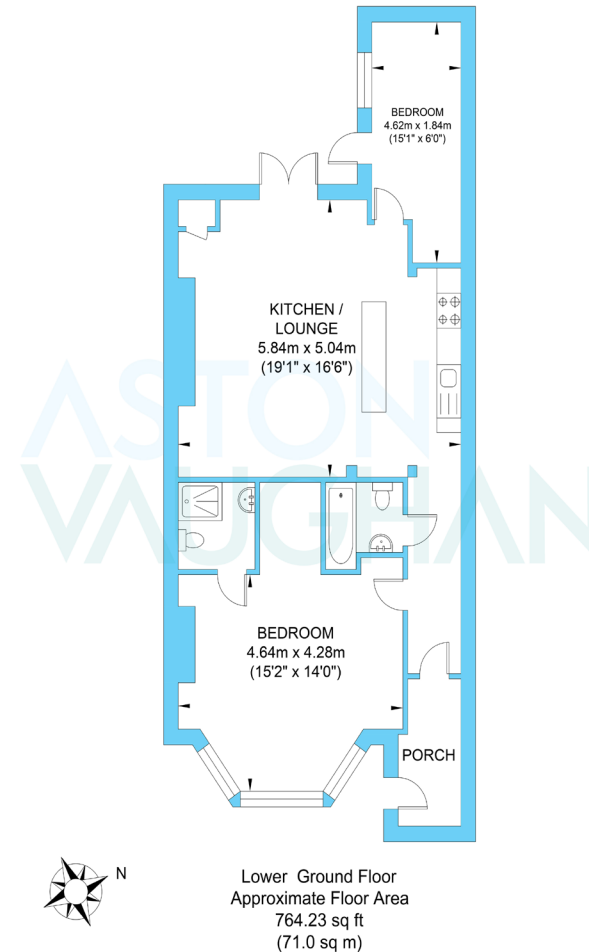
**Secondary:** Hove Park, Cardinal Newman

**Sixth Form:** Varndean, BIMM, City College

**Private:** Brighton College, Brighton & Hove Girls

Brunswick Town is a great place to be with almost instant access to the beach and fashionable Western Road. Both Norfolk Square and Hove Lawns have a friendly community and hold events during festivals so you won't feel isolated if you are new to the city. Tucked up and away from tourists it is quiet and in a good school catchment area, and this sought-after location has fashionable shopping, restaurants, clubs, cinemas and theatres. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach and both Brighton or Hove Station's direct trains to Gatwick and London is a 20-25 min walk, or 6 mins by cab.

## Cambridge Road



Approximate Gross Internal Area = 71.0 sq m / 764.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.