



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

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Cambridge Road, BN3

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

On fashionable Western Road surrounded by vibrant shopping, bars and restaurants with the beach at the bottom of the hill and St Anne's Wells Gardens around the corner, this beautifully refurbished, 2 bed balcony apartment in a period building delivers the coastal dream complete with a new kitchen, new bathroom and double glazing. 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 buy or investment on the sunny, southwest corner with fresh décor and stylish flooring. With graceful historic proportions, huge windows and a social flow streamlined rooms span a glorious 59.37m² (639.05 sq. ft.) over the whole of the first floor of a majestic building. Inside, the spacious open plan living room sweeps out to the west balcony, both bedrooms are comfortable doubles and the bathroom has a luxury finish.

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 above an office so it's quieter than many at night. It 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.

- Refurbished balcony apartment
- Fashionable Brunswick Town
- Walk to sea, shops and station
- 59.37m² (639.05 sq. ft.)
- New double glazing
- Parking Permit Zone M
- Above commercial office
- Council Tax Band B





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A popular address at the heart of sought after Brunswick Town CA and chic Western Road shopping district, within the end of terrace building, light streams through this fabulous, refurbished first floor apartment on the prime southwest corner. The integrity of the building has been kept with only one apartment on each storey and this freshly refurbished home is ready to move into. Inside, the hallway is fresh and inviting with crisp clean lines, and the good grade oak flooring continues into the open plan living room.

Beautifully designed to combine classic elegance with a sophisticated lifestyle this astonishing space has triple floor to ceiling windows in the south wall to bring in the sun and views of this exciting location as well as triple windows which follow the bow front of the building to the west, which slide up to the balcony. Inside, the wood flooring and spotlights overhead keep the living space fuss free and the streamlined kitchen is tucked away with a choice of lighting levels to ensure the kitchen area is inviting, but not dominant. Integrated appliances include a sleek touch induction hob and fan oven beneath a hood.

Central to the apartment, the luxury bathroom has a high end finish, a shower above the bath and a warming rail for towels. Opposite, at 2.97 x 2.95m (9'8 x 9'8), the guest room is ideal for guests or sharers and it is light and spacious with lush new carpet and tall south window from floor to ceiling.

Also looking south with great architectural views and full of sunshine, the principal bedroom is a stylish sanctuary with fresh decoration, 4.67 x 3.49m (15'3 x 11'5) to relax in and a broad bay window which stretches from the new, silvery carpet underfoot to the ceiling, which soars.





Vendor's comments

“Surprisingly quiet at night as the apartment is above an office, the location is hard to beat. There’s always something to do here whatever your mood and it’s the ideal place for friends to meet as there’s plenty of space for them to mill around in – and the balcony to spill out to! You can walk to the sea (and the beach bars), the shops and the stations although there are local buses covering the whole of the city.”





LOCATION GUIDE

Good to Know

Shops: Western Road 1 min walk

Train Station: Hove and Brighton Stations 5 mins by cab or 20-25 min walk

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

Education

Primary: Brunswick Primary

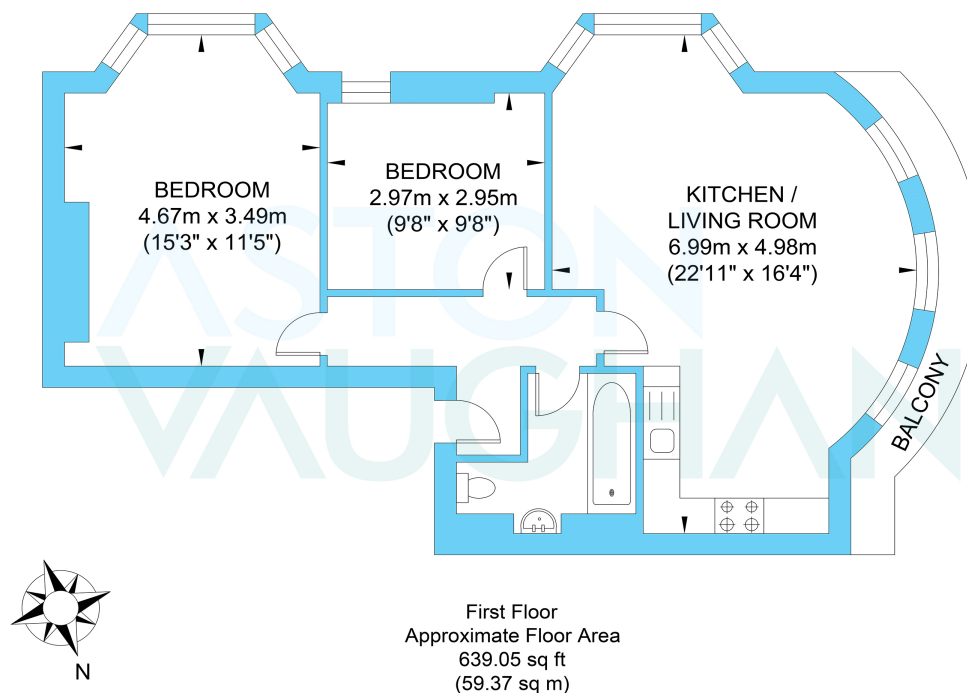
Secondary: Hove Park, Cardinal Newman

Sixth Form: BHASVIC, City College, BIMM

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 5 mins by cab.

Cambridge Road



Approximate Gross Internal Area = 59.37 sq m / 639.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.