



Cambridge Road, BN3

Guide Price £325,000 - £350,000

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Cambridge Road, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room  
619sq ft |

This 2-bed apartment on fashionable Western Road offers the ideal coastal lifestyle. Located near vibrant shops, bars, and restaurants, with the beach just down the hill and St Anne's Wells Gardens nearby, it combines convenience with charm. The apartment occupies the second floor of a period building with large windows and neutral décor. The spacious, open-plan living area provides a comfortable social space, while both bedrooms are generous doubles. Just 5 minutes by cab (20-25 on foot) from Brighton and Hove Stations, it's perfect for commuters with direct trains to London and Gatwick. Situated above an office for added evening quiet, the apartment is close to sought-after schools and green spaces hosting local events, making it a prime investment or home in one of the city's most desirable areas.





Situated on the second floor of an end-of-terrace building in the heart of the sought-after Brunswick Town and chic Western Road shopping district, this light-filled flat occupies a prime southwest corner. The building's integrity has been preserved, with only one apartment per floor, and this stylish home is ready to move into. Inside, the hallway is bright and welcoming with crisp, clean lines, leading into the spacious open-plan living area, perfect for modern living.

A beautiful bay window to the west fills the room with natural light and offers charming views across the rooftops to the sea. Inside, the minimalist design features clean lines and discreet spotlights, creating a bright and fuss-free living area. The sleek kitchen is neatly tucked away, with integrated appliances including a gas hob and oven, offering both functionality and style.

Located in the centre of the apartment, the modern neutral bathroom features a shower over the bath and a towel warming rail. Opposite, the guest room measures 3 x 2.7m and is perfect for guests or sharing. It's bright and spacious, with neutral solid flooring and a tall south-facing window with southerly views. Also looking south through a lovely bay window, the principal bedroom is a generous size and freshly decorated ready to move.



## OWNER'S THOUGHTS

"The location is unbeatable, with plenty to do no matter your mood. It's an ideal spot for friends to gather, offering ample space for mingling and a balcony to enjoy the fresh air. You can easily walk to the sea, as well as shops and stations, with local buses also available to navigate the entire city. The abundant natural light enhances the welcoming ambiance throughout the apartment."

### Good to Know:

Western Road 1 min walk

Seafront and Hove Lawns 5 on foot, 3 by cab

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

### Education:

Brunswick Primary School

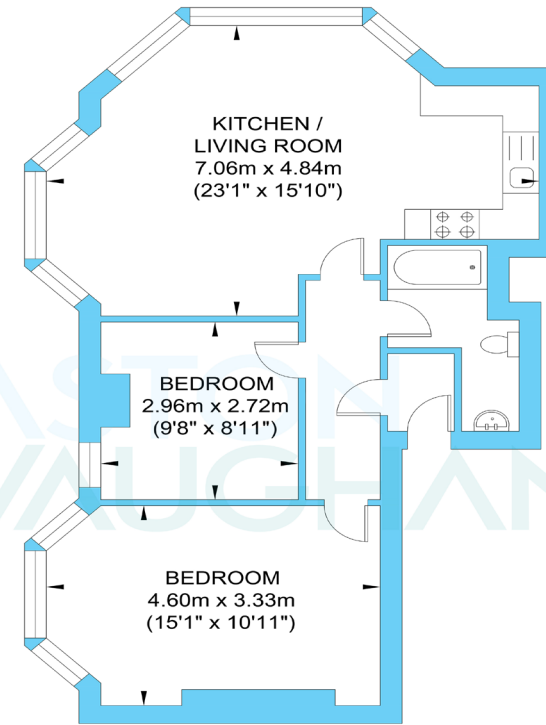
Hove Park, Cardinal Newman secondary schools

6th forms at BHASVIC, City College, BIMM

Private schools: 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 Floor Area

619.46 sq ft  
(57.55 sq m)

Approximate Gross Internal Area = 57.55 sq m / 619.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.