



Cambridge Road, BN3

Guide Price £350,000 - £375,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Cambridge Road, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room
745sq ft |

Private on the top-floor of an end terrace building, this 2 bedroom apartment on fashionable Western Road is filled with natural light, offering views across rooftops to the sea. The open-plan living area provides a comfortable social space, while both bedrooms are generous. Located just a 5-minute cab ride (or a 20-25 minute walk) from Brighton and Hove Stations, this apartment is ideal for commuters, with direct train services to London and Gatwick. It's also conveniently situated near popular schools and green spaces that host local events, making it a wonderful place to call home.



As you enter through the front door, stairs immediately lead you up to this light-filled flat at the top (third) floor with a useful storage cupboard on the half landing. At the end of the hallway is the large double aspect reception room, filled with natural light and offering spectacular views across rooftops to the sea and down Western Road towards Palmeira Square. The neutral design features discreet spotlights and the kitchen is tucked away, with integrated appliances including a gas hob, oven and hood. Located in the centre of the apartment, the modern neutral bathroom features a shower over the bath and a towel warming rail.

The second bedroom across the hall measures 3 x 2.7m and offers a south-facing window showcasing the views. While the principal bedroom, also looking south through a charming bay window, is generously sized and freshly decorated, making it ready to move into. Both bedrooms are freshly carpeted and offer sea views across the rooftops of Brighton to the south.



OWNER'S THOUGHTS

"Situated on the top floor with no one above, this apartment offers peace and stunning sea views. Within walking distance of the sea, shops, and stations, it features ample space to relax. Abundant natural light enhances the welcoming ambiance throughout the home, creating a bright and inviting atmosphere."

Good to Know:

Western Road 1 min walk

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

Seafront and Hove Lawns 5 on foot, 3 by cab

Education:

Brunswick Primary School

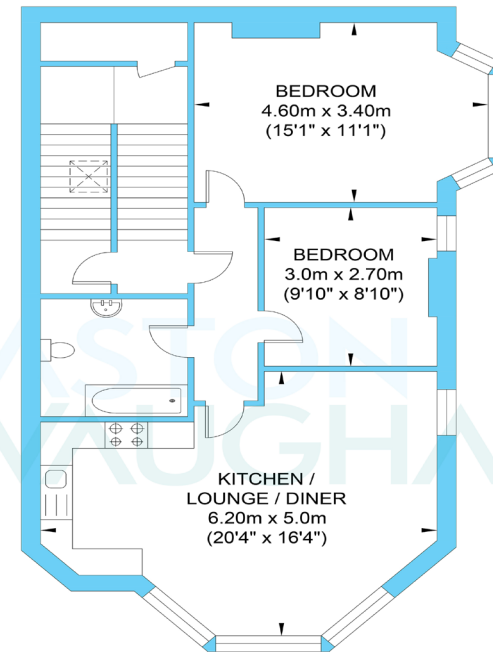
Hove Park, Cardinal Newman secondary schools

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



Third Floor
Approximate Floor Area
745.50 sq ft
(69.26 sq m)

Approximate Gross Internal Area = 69.26 sq m / 745.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.