



## Cambridge Road, Hove BN3 1DF

*A well presented second floor apartment within an attractive Victorian building, in a tree lined street within a conservation area in central Hove.*

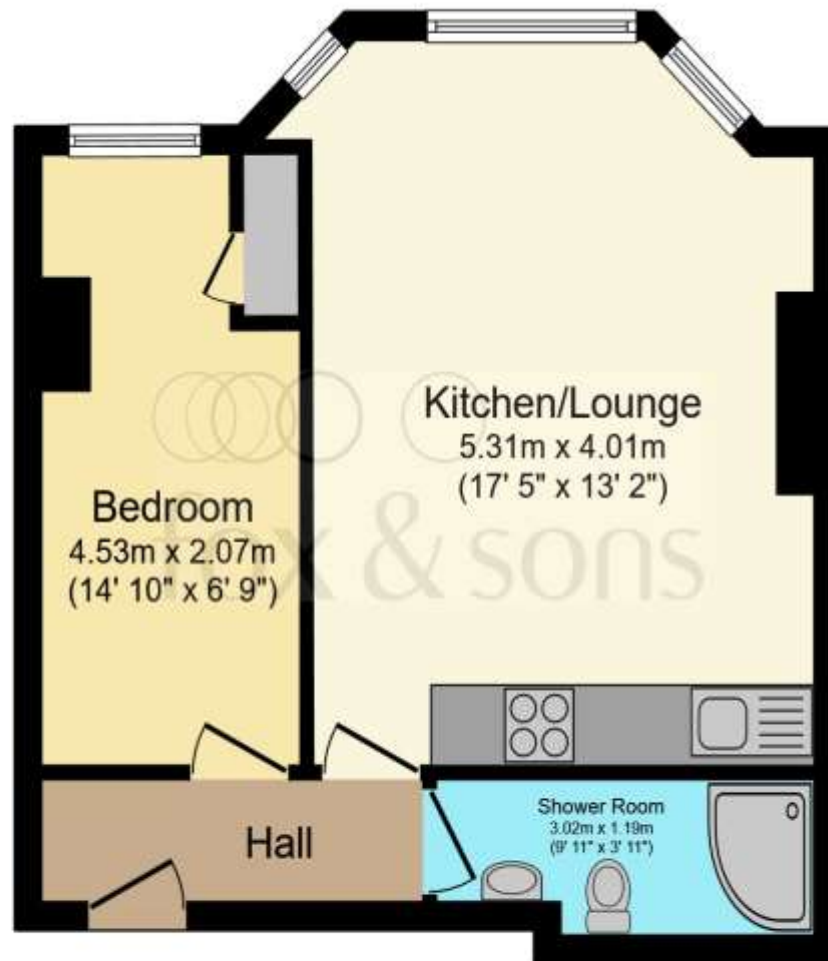
**welcome to**

## **Cambridge Road, Hove**

A second floor apartment within a well presented Victorian building in a popular tree lined street in central Hove.

The accommodation comprises of an entrance hallway, open plan living room with a modern range of kitchen units and appliances, bedroom and bathroom with modern white suite.





**Agents Note;** The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

**Total floor area 37.4 m<sup>2</sup> (403 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Cambridge Road, Hove

- Second floor apartment.
- Attractive Victorian building.
- One double bedroom.
- Open-plan kitchen/living area with modern kitchen with appliances
- Modern bathroom suite
- Close to all the shops, cafes and restaurants in central Hove
- Within walking distance of Hove lawns and seafront
- To be sold with new 125 year lease

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in excess of

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BHF113201 - 0005

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