



## FLAT 2, 6 CAMBRIDGE ROAD

HOVE, BN3 1DF

SHARE OF FREEHOLD

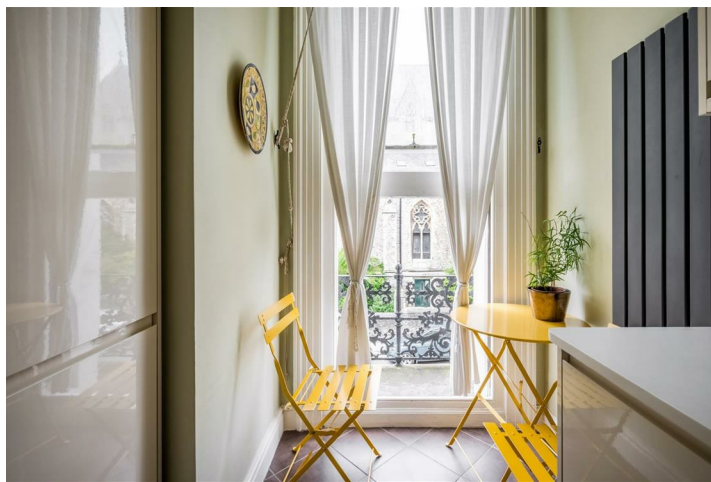
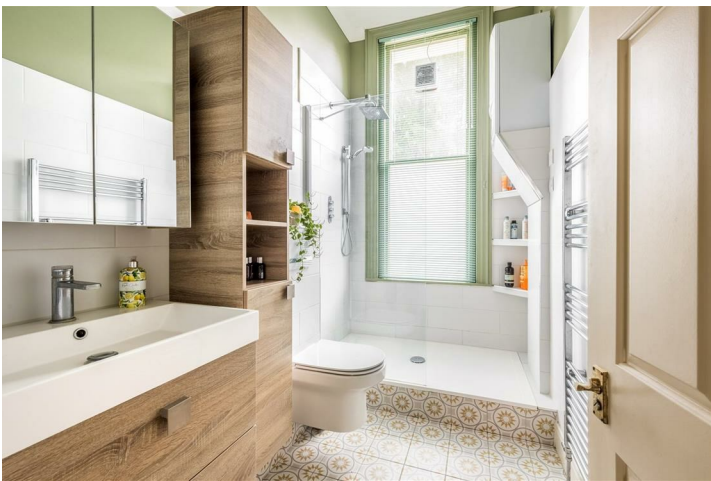
Beautifully presented first floor apartment with west facing balcony. This fantastic apartment benefits from good sized rooms, a lovely layout, tall ceiling and plenty of natural light - all combining to create a real sense of space throughout. The accommodation comprises; large double bedroom quietly positioned to rear of the building with bespoke fitted wardrobes and recently fitted shutters into the bay windows. There is a modern shower room, again with tall sash window. The impressive west facing living space consists of a lounge diner with working fireplace and double glazed windows to front, as well as a superb separate modern kitchen opening onto the west facing balcony. There is the additional benefit of no onward chain and share of freehold.

This extremely popular location on the Brighton & Hove border offers immediate access to plenty of popular local shops, cafes and restaurants along with the seafront close by. Brighton & Hove mainline stations are easily accessible with regular and direct links to London and there are several local busses providing access to all areas of the City.

**Nicholas  
James**

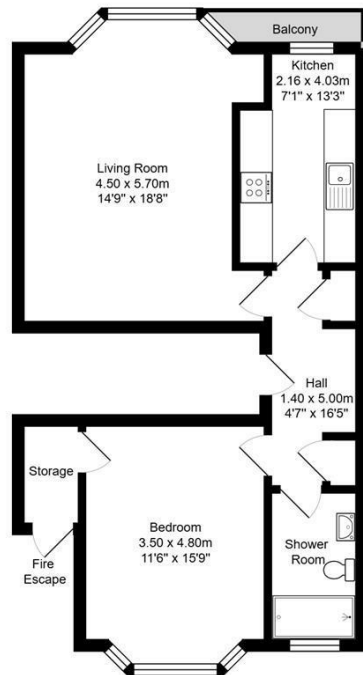
SALES LETTINGS AUCTIONS











Cambridge Road, Hove, BN3 1DF  
 Total Area: 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
 James**

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