



Cambridge Grove, Hove, BN3 3ED  
**Offers Over £700,000**



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SELLING HOMES  
IN BRIGHTON  
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# Cambridge Grove, Hove, BN3 3ED

**Offers Over £700,000**

A unique and stunning three/four-bedroom mews house situated on this private cobbled road within close proximity to Hove seafront/promenade and a 5 minute walk to Hove mainline railway station. Offered for sale in good decorative order, early and internal viewing is highly recommended.







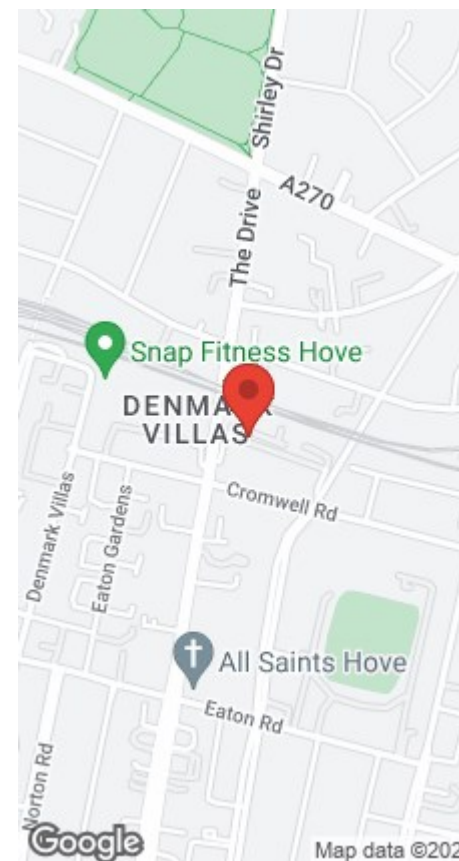
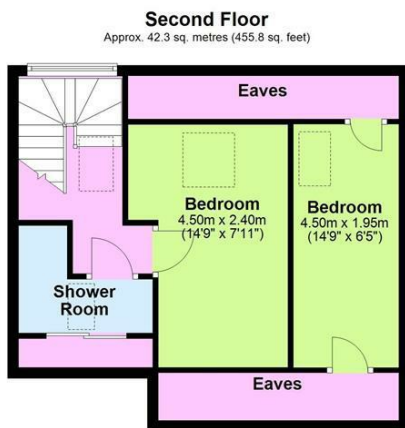
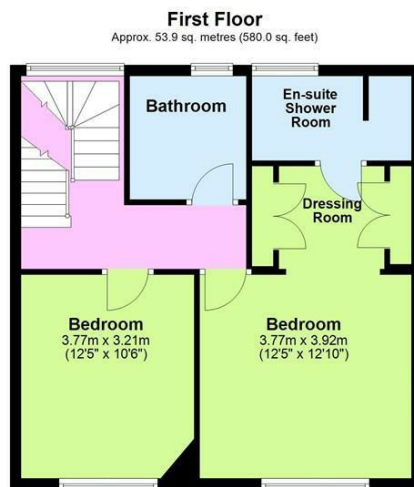
## Further Information

Arranged over three floors, the accommodation comprises on the ground floor a spacious entrance hall, through living room/dining room/kitchen with separate utility room and ground floor cloakroom. The living room benefits from a children's snug with storage beneath and ladder with access to small mezzanine above. To the first floor is the master bedroom boasting a feature cast iron fireplace, dressing room, and en suite shower room along with a second double bedroom and bathroom. To the second floor is a further two bedrooms, shower room, and plenty of storage space in the eaves. Residents have the benefit of purchasing two parking permits per unit for this private road.

Cambridge Grove is to be found towards the junction of The Drive and Cromwell Road and is within a few minutes' walk of Hove mainline station which provides north bound commuters with links to London/The City as well as its east and westbound connections. The city centre of Brighton and Hove is easily accessible, and Church Road is nearby providing a wealth of bars, restaurants, shops and other entertainments, whilst Hove seafront and Hove lawns are a short stroll away.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.