

# PHILLIPS & STILL

Cambridge Road, Hove

Offers over £340,000



- A Beautifully Presented Top (2nd) Floor Flat
- Two Double Bedrooms
- Open Plan Living Space With Refitted Kitchen Area & Breakfast Bar
- Modern Bathroom
- Redecorated Throughout With New Carpets

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Cambridge Road, Hove, BN3 1DF

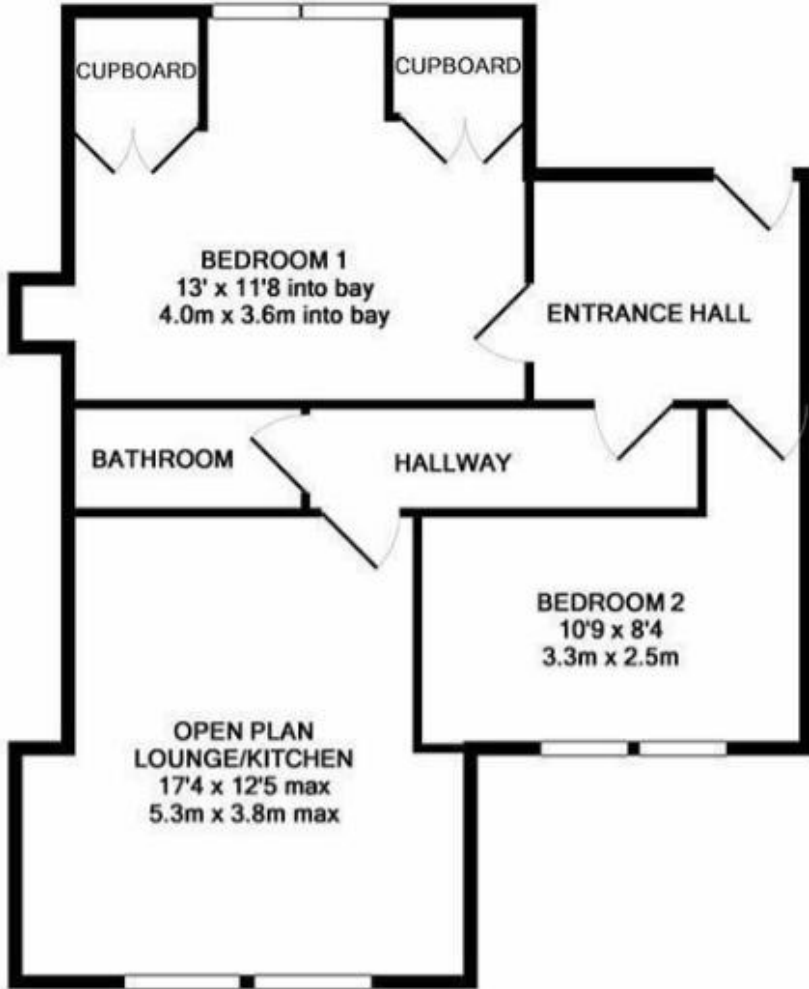


This fantastic refurbished top floor converted flat is located in one of central Hove's premier roads positioned right above the vibrant Western Road and moments from our famous seafront promenade. Step out of your front door and you are just a stone's throw away from a huge variety of trendy coffee shops, bars, fine restaurants, cafes, supermarkets, gyms, beauty parlours & a wealth of boutique shops. Brighton's seafront and Norfolk Square are also on your door step with local bus routes & Brighton railway station also extremely close by for anyone who commutes.

Accommodation comprises of a spacious entrance hall, two impressive double bedrooms with built-in storage, a modern bathroom with shower over the bath and the light & bright open plan living space. You have a refitted kitchen area & breakfast bar as well as plenty of space for both lounge and dining furniture making it the social hub of the property.

With new carpets throughout, the flat is presented for sale in wonderful, redecorated condition and no onward chain so is ready to pack your bags & move straight into! The building itself was also just redecorated externally and internally this year. Viewings are highly recommended to appreciate this fabulous property ideal as a first time buy, rental investment or part time / holiday home a stone's throw from the seaside!





## TOP FLOOR

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Accommodation

### TOP (2ND) FLOOR

ENTRANCE HALL

BEDROOM TWO  
 10' 9" x 8' 4" (3.28m x 2.54m)  
 Overlooking the front

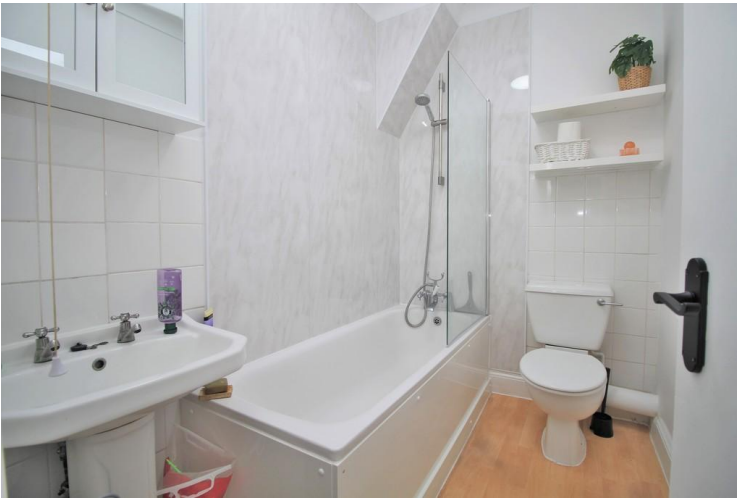
BEDROOM ONE  
 13' 0" x 11' 8" (3.96m x 3.56m)  
 With built-in storage

BATHROOM

OPEN PLAN LIVING SPACE  
 17' 4" x 12' 5" (5.28m x 3.78m)  
 Overlooking the front down to sea

REFITTED KITCHEN AREA

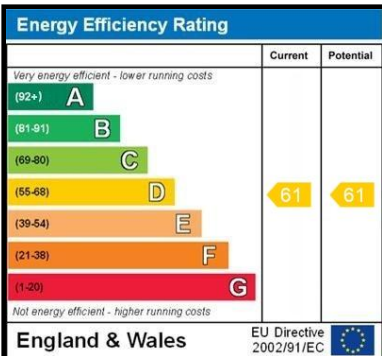




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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