



5A CAMBRIDGE GROVE

HOVE, BN3 3ED

FREEHOLD

Superb three storey Town House located on this attractive cobbled mews, moments from Hove Mainline Station. This fantastic property benefits from bright and spacious accommodation comprising; two double bedrooms, good sized bathroom, impressive lounge diner and separate kitchen enough space for a further seating area. The ground floor is currently used as a music studio although offers a wealth of options with high ceilings, utility room and shower room attached along bi folding doors opening onto the mews. There is the additional benefit of the private mews having its own parking permit system for the residents.

The location is perfect to access all the City has to offer with popular shops, cafes and restaurants in almost every direction, most notably on Church Road. Hove seafront is within easy reach whilst Hove Mainline Station provides regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





5A Cambridge Grove

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213547)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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