

ELLIOTTS

Cambridge Mews, Hove BN3 3EZ

Price Guide £650,000 Freehold



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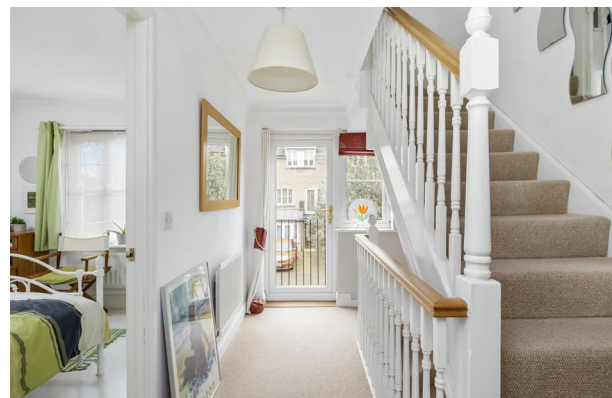
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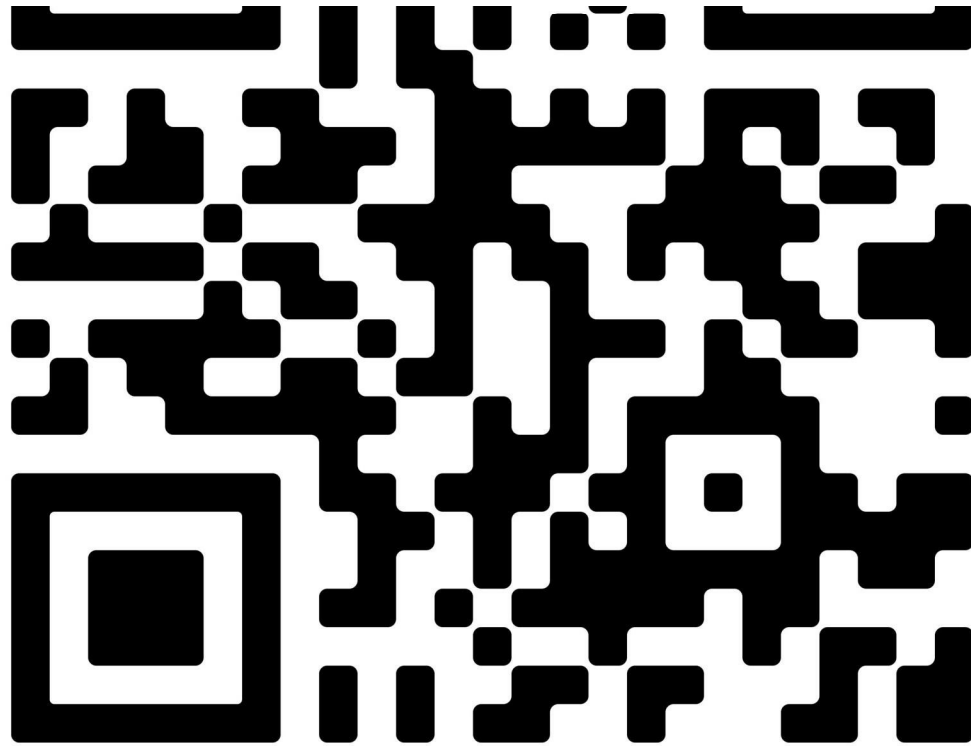
**ORIGINAL**  
adjective  
1. belonging or pertaining to  
or beginning of something  
thing as its beginning.  
2. new; fresh; inventive.  
3. arising or proceeding from  
anything else.  
4. capable of or open to  
acting in an independent  
5. responsible for the

# Cambridge Mews, Cambridge Grove, Hove, BN3 3EZ

ELLIOTTS are delighted to offer one of these HIGHLY SOUGHT AFTER TOWN HOUSES, in a PRIVATE GATED MEWS, tucked away, yet in the VERY HEART OF CENTRAL HOVE, VERSATILE ACCOMMODATION over three floors extending to an impressive 1175 Square Feet/109 Square Metres, with OWN OFF ROAD PARKING plus additional/visitors parking in the Mews itself, just a SHORT WALK to HOVE TOWN CENTRE'S extensive amenities, just TWO BLOCKS from HOVE STATION, and with HOVE SEAFRONT in walking distance AT THE BOTTOM OF THE ROAD.



- **Select Private Gated Mews**
- **Additional Parking Within The Mews**
- **In The Heart Of Central Hove**
- **Main Bathroom & En-Suite Shower Rm**
- **Walking Distance Station/City Centre**
- **Off Road Parking**
- **Lovely Landscaped Rear Garden**
- **Accommodation of 1175 Sq Ft/109 Sq Mtrs**
- **No On Going Chain**
- **Excellent Storage**



Many will not even know this particular Mews is even there, tucked away off the original cobbled 'Cambridge Grove', remotely controlled electric double gates provide access into this development of just 20 houses, built in the early 2000's.

Well presented in good decorative order, and with the benefit of gas fired central heating and double glazing, accommodation is versatile in layout extending to 1175 square feet/ 109 square metres and can be used as up to 4 bedrooms or provide space for a home office. There is a modern main bathroom plus additional en-suite shower room off the main bedroom together with a useful ground floor cloak room/WC.

To the rear there is a spacious and comfortable lounge with gas coal effect fire, and double doors leading out to a lovely landscaped rear garden with living roof bike/storage sheds, plus kitchen with Bosch appliances and space for breakfast table and also having double doors leading out to the front. Storage is also plentiful with large built-in cupboards on different floors and also includes a large loft with Velux window and which has power and light connected and is fitted with an excellent range of built in shelving.

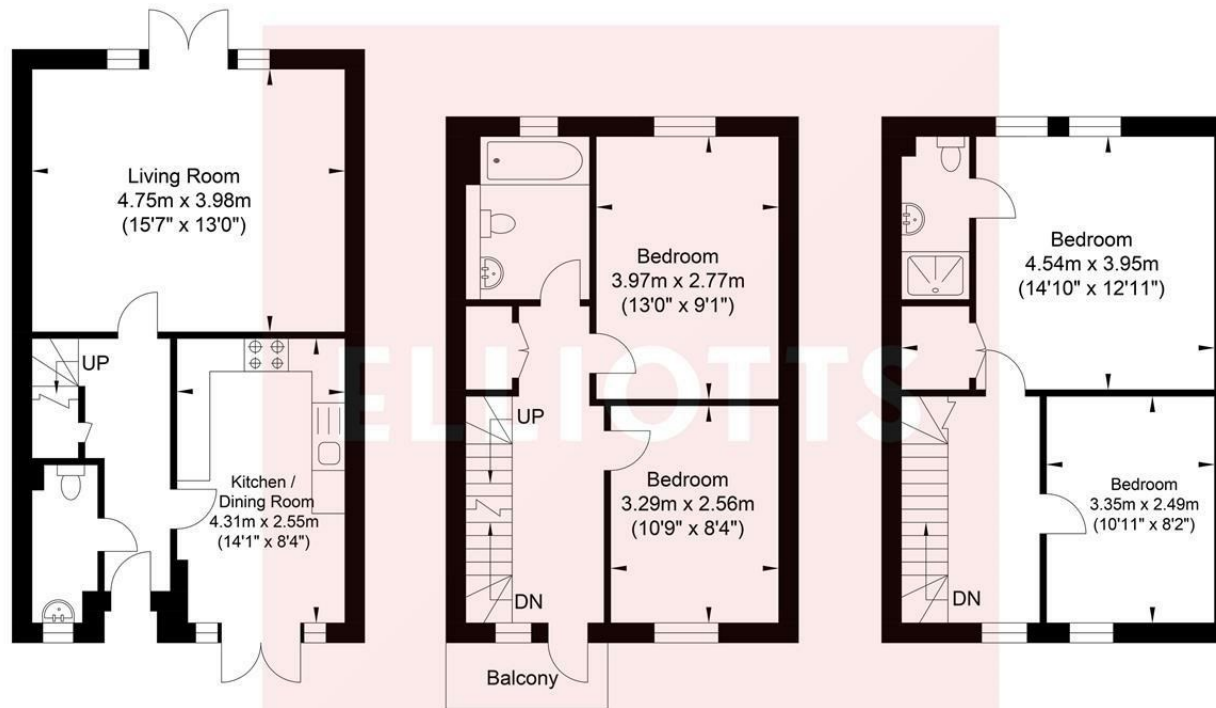
Outside and to the front, the house has its own forecourt with parking, and there is additional/visitors parking within the Mews on a first come first served basis.





## Floorplan

# Cambridge Mews



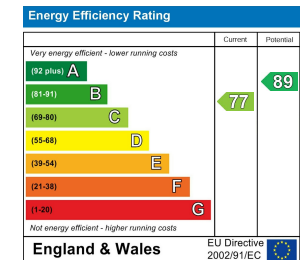
Ground Floor  
Approximate Floor Area  
421.62 sq ft  
(39.17 sq m)

First Floor  
Approximate Floor Area  
376.84 sq ft  
(35.01 sq m)

Second Floor  
Approximate Floor Area  
376.84 sq ft  
(35.01 sq m)

Approximate Gross Internal Area = 109.19 sq m / 1175.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.