



Flat 5, 37 Cambridge Road

Hove BN3 1DE

Asking Price Of £275,000

- STUNNING SEA VIEWS
- ROOF TERRACE
- DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- KITCHEN
- LIVING ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer for sale this delightful apartment forming the top floor of this bay fronted property being presented in good order throughout offering one double bedroom accommodation with a modern bathroom and separate kitchen. The living room leads onto the private roof terrace with uninterrupted sea views. The property is being sold with a share in the freehold and no onward chain. Situated in this desirable and central location just off Western Road with its array of eateries, cafes and shopping facilities as well as Hove seafront.

ENTRANCE HALL Stairs to top floor with half landing, fitted cupboard, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, gas cooker, appliance space, tiled splashback, velux window.

LIVING ROOM Radiator, good size storage cupboard.

BEDROOM Double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled walls, velux window.

OUTSIDE

ROOF TERRACE Spacious area for table and chairs with stunning sea view.

OUTGOINGS

Share of freehold.
Maintenance £2,000 per annum.

CAMBRIDGE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
500 sq ft / 46.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
576 sq ft / 53.5 sq m



Third Floor
14 sq ft / 1.3 sq m

Fourth Floor
562 sq ft / 52.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



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