

PHILLIPS & STILL



## Oxford Mews, Hove, BN3 3NF

- A Stunning Redecorated Three Storey Mews House
- Extremely Well Presented Throughout With Newly Fitted Windows & Doors
- Three Bedrooms & Two Bath / Shower Rooms
- 15ft South Facing Lounge / Diner Opening Onto A Sunny Balcony

## Guide Price of £575,000 - £600,000

- Separate Modern Kitchen & Ground Floor Rear Terrace
- Sought After Private Mews In Central Hove
- Integral Garage & Private Allocated Covered Parking Space
- Hove Station Within A Few Minutes' Walk





## Property Description

Here we have a truly fantastic property in a fantastic location - it's rare to get both in one! This attractive and spacious three storey south-facing house is located in a private mews accessed via Cromwell Road, one of Central Hove's hotspots.

Cromwell Road is so sought after as it is just a few minutes' walk from Hove railway station, a short stroll from our beautiful seafront promenade and wonderfully close to vibrant Church Road. Brighton city centre and Seven Dials are also within easy reach.

Having been redecorated and improved throughout by the current owners with meticulous attention to detail, the house is extremely well presented and ready to move straight into.

Internally, the versatile and well planned living accommodation comprises of entrance hall, modern shower room and the first of three fantastic bedrooms on the ground floor. This bedroom opens onto a private rear terrace.

To the first floor, there is a bright, separate modern fitted kitchen with space for a breakfast bar. Next door, the stunning south-facing open plan lounge and dining room is ideal for entertaining, relaxing and sitting down for meals. There is plenty of space for all your lounge, dining and even office or study furniture. The lounge opens onto a sunny south-facing spacious balcony with room for outdoor furniture. The balcony is ideal to sit out on in the sunshine as well as opening up the lounge to fill the house with sunshine and fresh air in the warmer months.

On the top floor are two bedrooms. The master bedroom is a generous south facing room with ample potential for built-in wardrobes. Next door is a modern white bathroom suite complete with both a bath and shower. With two bathrooms to choose from, morning queues will be a thing of the past!

The house also features newly-fitted double glazed windows and doors throughout as well as an integrated garage which is ideal for off road parking or storage. The garage also has pre-approval for conversion into an extra room should you want more space in the future.

Next to the house, you have a private allocated covered parking space which can either be used for your own car or rented out for extra income.

Just moments from your front door is nearby Church Road where you will find a wealth of amenities including fabulous cafes, boutique shops, trendy bars and pubs, fine restaurants, delicatessens, beauty parlours, gyms, supermarkets and more, making this property perfectly situated for anyone who commutes, anyone who wants to be near the sea or just anyone wanting to fully experience the cosmopolitan Hove lifestyle that the city is so famous for.

Once you've moved in, the hard part will be choosing where to eat, drink and entertain yourself as everything is within such easy reach!



## Accommodation

### GROUND FLOOR

ENTRANCE HALL

SHOWER ROOM

BEDROOM THREE

8' 1" x 7' 9" (2.46m x 2.36m)

Opening onto rear terrace

Staircase rising to:

FIRST FLOOR

LANDING

SEPARATE KITCHEN

8' 0" x 7' 6" (2.44m x 2.29m)

SOUTH FACING LOUNGE / DINER

15' 0" x 12' 8" (4.57m x 3.86m)

Opening onto balcony

Staircase rising to:

SECOND / TOP FLOOR

LANDING

BEDROOM TWO

8' 1" x 7' 9" (2.46m x 2.36m)

BATHROOM

BEDROOM ONE

15' 8" x 10' 2" (4.78m x 3.1m)

OUTSIDE

SOUTH FACING FIRST FLOOR BALCONY

REAR GROUND FLOOR TERRACE

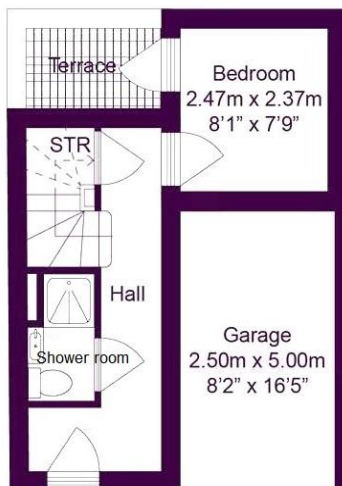
INTEGRATED GARAGE

16' 5" x 8' 2" (5m x 2.49m)

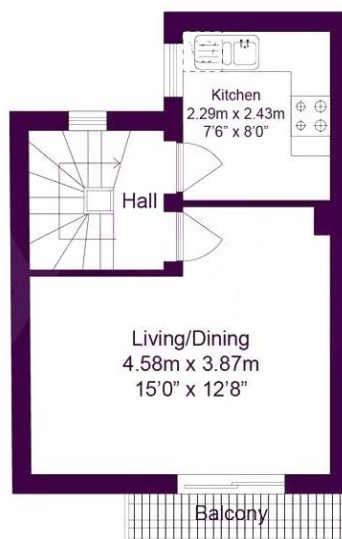
PRIVATE ALLOCATED COVERED PARKING SPACE



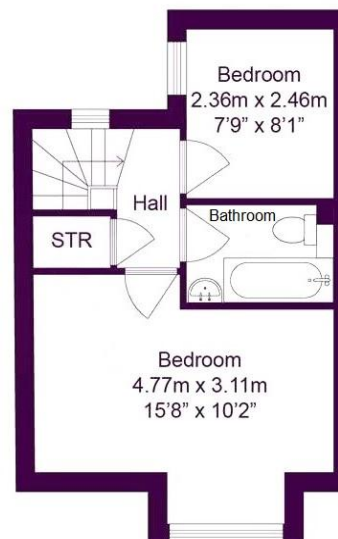
### Ground Floor



### First Floor

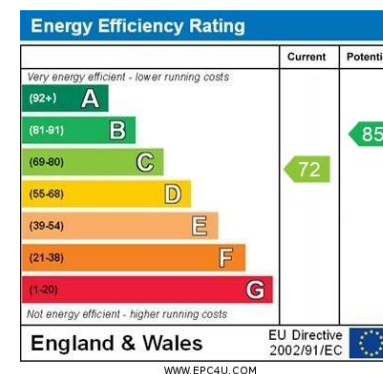


### Second Floor



## Oxford Mews, Hove

Approximate square footage 68.8 sq.m / 740.1 sq.ft.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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