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## 31a Cambridge Grove, Hove, East Sussex BN3 3ED

**Guide Price: £400,000\***

### End of terraced freehold house



This end of terrace property offers 3 to 4 bedroom accommodation and is situated in the very popular Brighton and Hove area. This property consists of a total square footage of 1268sq ft (117sqm). The property is in a reasonable condition throughout, although a new purchaser could benefit with a small cosmetic uplift. Cambridge Grove is located just a 14 minute drive away from the well renowned Brighton Pier which is popular with locals and tourists. Transport links are highly accessible, with Hove Railway station within a 7 minute walk from door to door and multiple bus links linking to nearby towns. The area currently has a demand for University housing and this location is within 10 minutes of Brighton university, and 17 minutes from Sussex.

#### **ACCOMMODATION**

Bedroom 1, Bedroom 2, Garage, Bathroom 1, Bathroom 2, Kitchen/Diner, Bedroom 3, Bedroom 4

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Brighton and Hove City Council – 01273 291291  
Council Tax Band – C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN