

THE MODERN HOUSE



*Hove, East Sussex
Sold*

Cambridge Grove

Situated on a traditional working mews, a short walk from Hove station, is this beautifully renovated three-bedroom house. Originally built in the 1880s as stables for the Regency properties of Cromwell Road, the house has approximately 1,200 sq ft of internal accommodation arranged over three floors, and retains at its rear, a wonderful Grade-II listed glazed vinery.

Entry is from the granite-cobbled mews via large garage shutters and reclaimed teak-framed glazed doors, to an open-plan ground level. The kitchen has micro-cement flooring and ascends one step to a large dining room with reclaimed-timber flooring, and exposed-brick and bare-plaster lime walls. At the back, through an open doorway, is a raised living room, also Grade-II listed, with barrel-vaulted ceiling and original glass-brick window, and a storage cupboard.

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On the first level are two bedrooms, the smaller with built-in wardrobes and large sash windows to the front. The master bedroom has stripped-wood flooring and an original fireplace, and steps down into the fantastic vinery, with voluminous double-glazed cathedral ceilings and lime-plaster walls. This is currently used as a wonderfully bright home office and garden room. Between the two bedrooms is a shower room.

On the second level is a bedroom, and a bathroom with tumbled-marble tile flooring, bathed in natural light from Velux windows. The recent renovation includes new electrics, plumbing and insulation throughout, as well as Bakelite wall fittings.

Cambridge Grove is located within the Willett Estate Conservation Area. The mews is a private road consisting of commercial and residential units, with businesses ranging from workshops and offices, to creative studios and a coffee roastery that offers discounted coffee for residents. On Saturdays, resident artists sell their work on the street and the community holds regular street parties. As a private road, residents are permitted to purchase two parking permits per unit.

There are superb shopping streets nearby – including Portland Road, Western Road and Richardson Road – which offer a wide range of boutiques, specialist food shops and general stores. There are several good pubs and cafes in the area and of course, the beach at Hove (approximately ten minutes on foot). It is a 25-minute walk into the centre of Brighton.

Trains from Hove, or buses, take you directly and quickly into central Brighton which is well known for its variety and quality of shopping, dining and cultural opportunities. Trains run from Brighton to London Victoria in just 51 minutes (with slightly longer services running from Hove), and the A23 is approximately seven minutes by car.



*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.