



Johannes Camphuijsstraat 243
2593 CN Den Haag

€ 325.000 k.k.

VBO  **MAKELAAR**

Price	€ 325.000 k.k.
Zipcode	2593 CN
Location	Near quiet road, In residential area
Type	Walk-up flat
Garage	Public parking, Paid parking, Parking permit
Living Surface	66m ²
Volume	240m ³
Rooms	4
Acceptance	In consultation
Build Type	Existing
City	Den Haag
Address	Johannes Camphuijsstraat 243
Construction Year	1923

Nice and well-maintained 4-room top floor in the popular Bezuidenhout!

Welcome to Bezuidenhout!

We love this part of The Hague! Why? Hold on: firstly because of the fantastic accessibility: by car you can easily drive onto the highways A4, A12, A13. Around the corner you will find the Laan van NOI NS-trainstation and The Hague Central Station and you can reach the city center by bike within five minutes of pedaling. You will find greenery in the Haagse Bos, or if you drive a bit further down Van Alkemadelaan you will find yourself with your feet in the sand of Scheveningen beach. A run through the dunes or a refreshing walk? It's up to you! Bezuidenhout's shopping street is Theresiastraat, where you will find several supermarkets, (fresh) specialty stores and catering establishments. Close to the Beatrixkwartier business park. In short; Would you like to live in a quiet residential area, but with all amenities within easy reach? Then you've come to the right place!

What makes this house special?

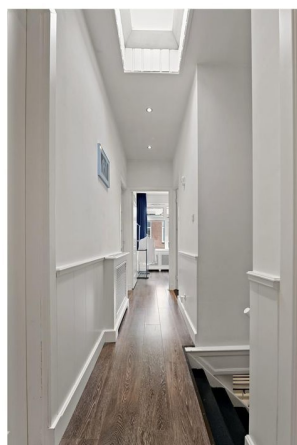
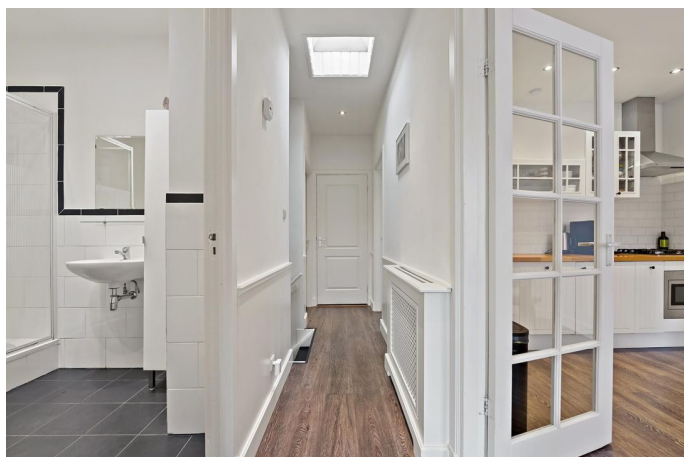
Enter through a typical The Hague porch, your own front door to the top floor (with skylight, so nice and light and no upstairs neighbors). Handy storage space near the internal stairs. Upstairs a corridor with access to all rooms. The house is currently furnished with 3 bedrooms, but anything is possible in terms of layout! For example, a spacious living room with open kitchen and 2 bedrooms at the rear. Or would you rather leave it as it is? The kitchen is neat and complete: equipped with built-in appliances (dishwasher, microwave, 4-burner gas stove and refrigerator) and sufficient storage space, with enough space for a cozy dining area. The first bedroom is located at the front and is of a good size (approx. 3.75m x 2.75m) and nice and light through several windows. The bathroom - also equipped with a skylight that can be opened - is spacious and has a shower, sink, washing machine connection, towel radiator and space for the central heating boiler (2007). At the rear are two good bedrooms and always nice; a separate toilet with sink and heating. There is a neat laminate floor throughout the house.

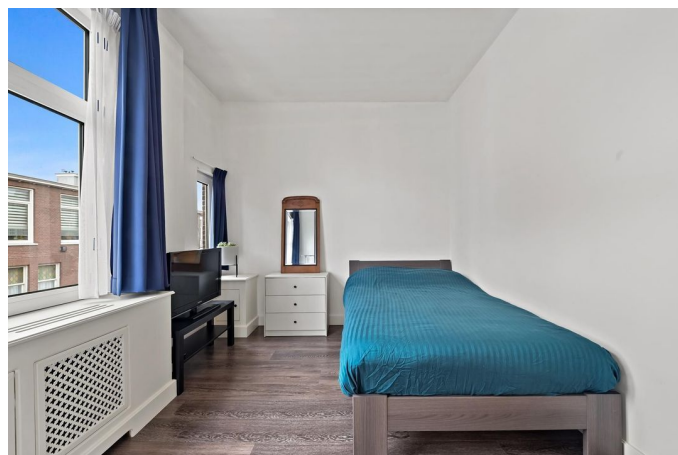
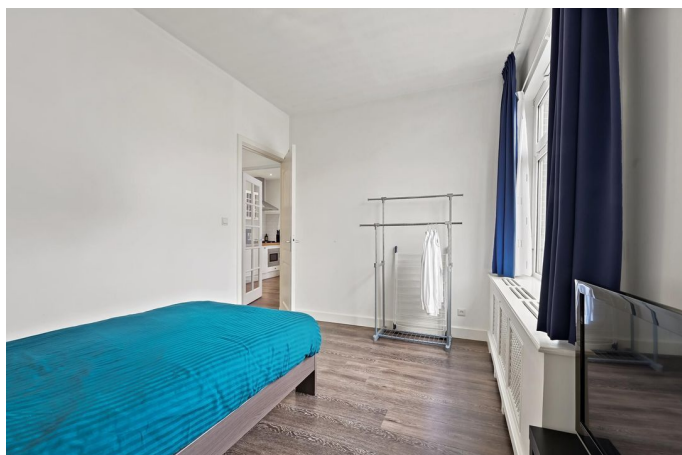
Good to know:

- Located on private land - no leasehold;
- Top floor, no upstairs neighbors;
- Roof construction possible (after obtaining a permit);
- Active VvE (1/3rd share), with a monthly contribution of €60,00;
- MJOP present;
- Equipped with plastic frames with double glazing;
- Due to the year of construction, we always include the age and materials clause;
- Preferred delivery July 2025;
- Onesta sales conditions apply.



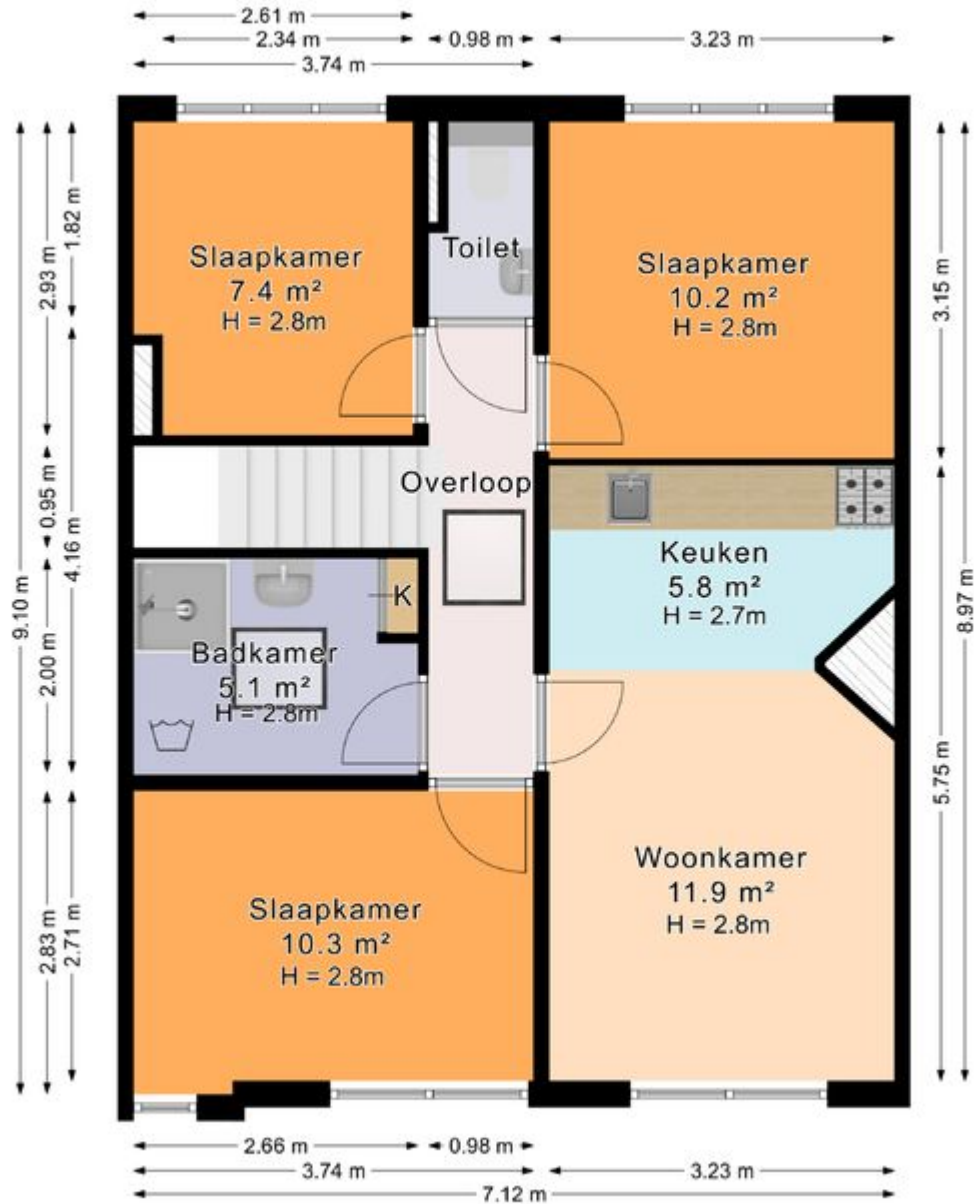






Johannes Camphuijsstraat 243, 's-Gravenhage

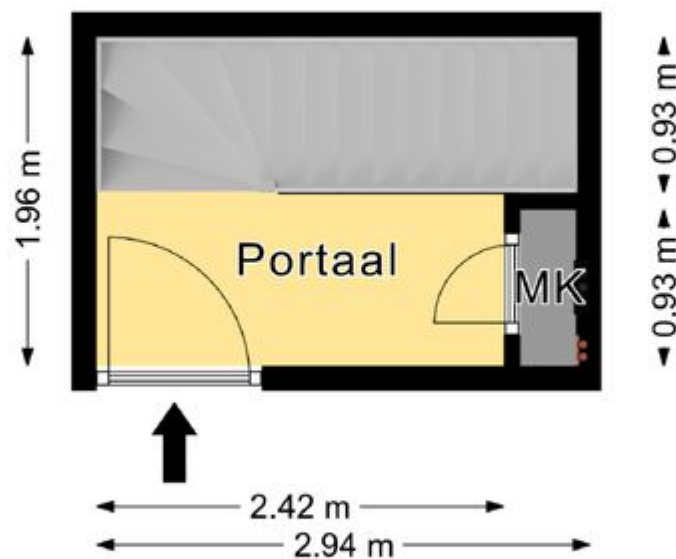
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Woonlaag 0



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