



Cromwell Road, BN3

Offers In Excess Of £280,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Cromwell Road, BN3

2 Bedrooms | 1 Bathroom | Top Floor  
606 sq ft | Close to Hove Station | Far Reaching Views

Elevated high above the city on the third floor of a substantial Victorian townhouse, just 3-minutes on foot from Hove Station, this generous two-bedroom apartment offers a tranquil haven to come home to each day. Well-maintained with wood flooring and a stylish palette, it is ready to move straight in to. The space has been sensitively converted, ensuring the rooms are well-proportioned and naturally light with a split-level layout to include a sweet home office or nursery off the landing.

The house feels grand on approach standing five-storeys high with a portico entrance bearing the architectural features of the era. You enter the communal hallway where your door is clearly numbered up two sweeping staircases. This opens to an internal staircase to the top floor and the main body of the flat, which adds to the feeling of space within. On the half landing, a sweet room sits peacefully to the rear looking out over the local landscape. While it is currently dressed as a small child's bedroom, it would work equally well as a home office as you could work virtually undisturbed in this peaceful position to the rear of the house.

Stepping up to the top floor, the eye is drawn to the generous living and dining room where two sash windows run along the southerly wall bringing in far reaching views over the historic rooftops of the city to the sea. There is ample space in here for reclining on comfortable sofas or for formal dining by the window where you can stargaze as you eat your evening meal.

Conveniently adjoining, the kitchen is nicely proportioned offering plenty of storage and worktop space. Streamlined cabinets in white form an L-shape, fitted with an integrated oven and gas hob, while space has been left for both a dishwasher and washing machine and a tall fridge freezer.

The principal bedroom is also peacefully positioned to the rear of the building looking out over the green of neighbouring gardens. It is particularly spacious with a wall of built-in wardrobes which maximise the floor space. Nearby, the bathroom is classic in white with a bathtub and shower over it, so you can relax after a long week or refresh in the morning before work.





## OWNER'S THOUGHTS

"This flat gives us flexibility to work from home or hop on the train into London when needed. You don't need a car living here as you can walk everywhere being so central, yet it is a peaceful flat as you are raised above the hubbub of the city."

## LOCATION GUIDE

Shops: Denmark Villas round the corner, Blatchington Road and George Street 8 min walk

Train Station: Hove Station 4 minute walk

Seafront or Park: Hove Lawns 14 min walk, Hove Park 14 min walk

## Education:

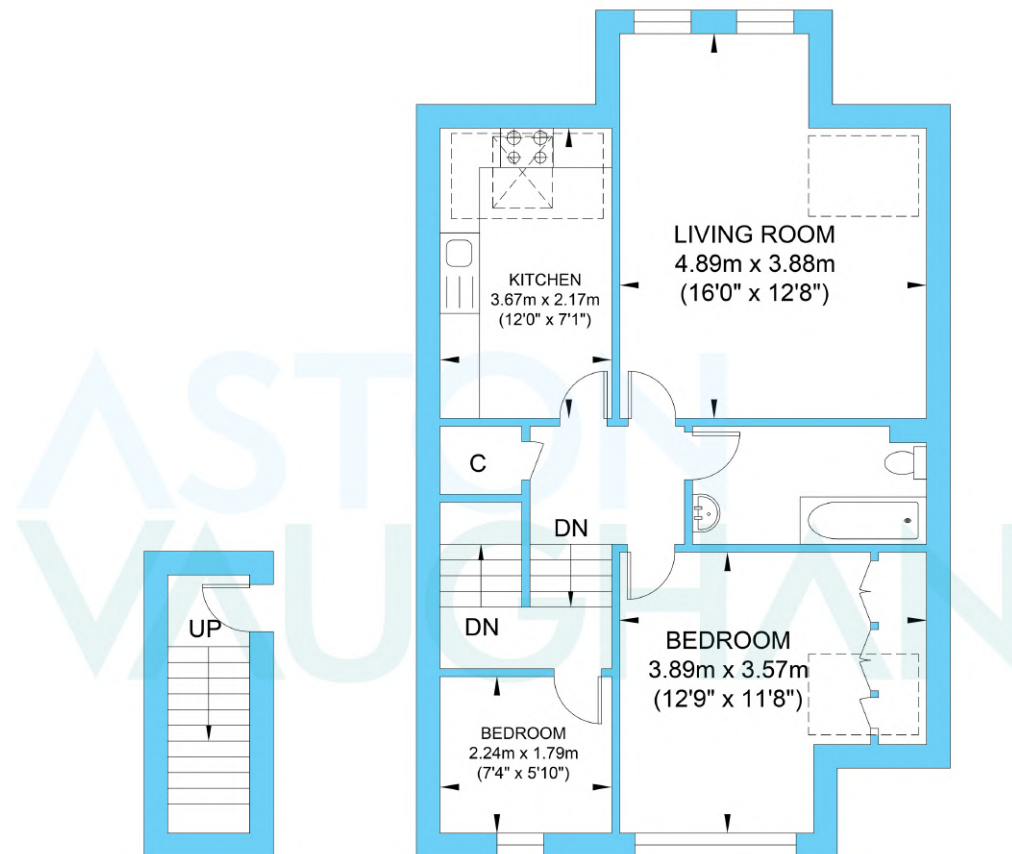
Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing Prep.

Cromwell Road joins Davigdor Road to link Hove Station with Seven Dials, so this apartment could not be better located for those wishing to live the quintessential city lifestyle by the sea. The transport links by train, bus or car are excellent, yet you can walk or cycle everywhere too. While you are incredibly central in the city, the streets are tree-lined, so you are surrounded by greenery, and St Ann's Well Gardens are just five-minute away.

The beach, Hove Lawns and the Regency seafront enclosures are within walking distance and the shops of both Blatchington and Church Roads are a mere stroll away. Indeed, there is no better place to truly experience Brighton & Hove than here.



Entrance  
Approximate Floor Area  
35.19 sq ft  
(3.27 sq m)

Third Floor  
Approximate Floor Area  
606.76 sq ft  
(56.37 sq m)



Approximate Gross Internal Area = 59.64 sq m / 641.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.