



Cromwell Street, Brighton



Price
£475,000
Freehold

- TWO BEDROOM HOUSE
- OFF STREET PARKING
- ROOF GARDEN WITH EXCEPTIONAL PANORAMIC VIEWS
- FRONT GARDEN
- GREAT DECORATIVE ORDER THROUGHOUT
- HIGHLY SOUGHT AFTER HANOVER LOCATION

*** GUIDE PRICE £475,000 - £500,000 ***

Robert Luff & Co are delighted to offer to market this unique two bedroom terraced house in the ever popular Hanover District. Cromwell Street is a quiet residential street in the bohemian Hanover district of Brighton & Hove. The area is renowned for its vibrant community with a number of popular cafes, bars and shops in the area. In recent years the location has become sought-after by commuters keen to take advantage of the easy access to Brighton Station, as well as the close proximity to the city centre.

This end of terraced home benefits from two double bedrooms, open plan kitchen dining, separate living area, bathroom and an outstanding roof garden with exceptional views over Brighton. The accommodation spans over three floors and the top floor also benefits from distant sea views as well as views over Brighton. This house also benefits from allocated parking & a front garden. From the first floor you are greeted with outstanding views across Brighton towards the south downs.

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Accommodation

Front Garden

Entrance Hall

Kitchen 14'6 x 11 (4.42m x 3.35m)

Bathroom

WC

Living Room 19'8 x 11 (5.99m x 3.35m)

Bedroom One 12'7 x 11'2 (3.84m x 3.40m)

Bedroom Two 13 x 7'6 (3.96m x 2.29m)

Roof Garden with Exceptional Panoramic Views

Agents Notes

Freehold

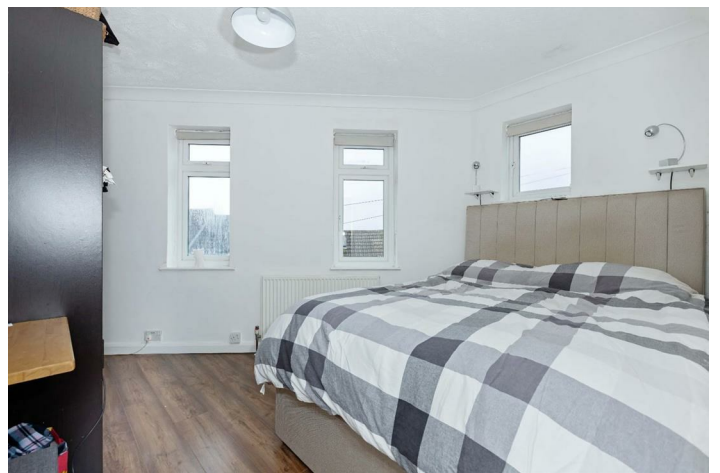
Council Tax: C

EPC: D

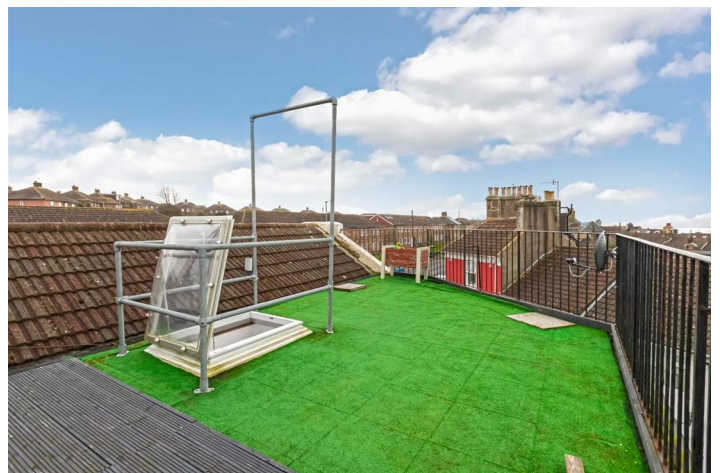
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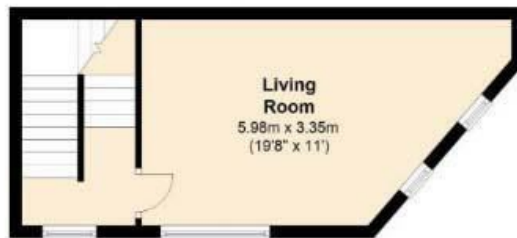
Ground Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



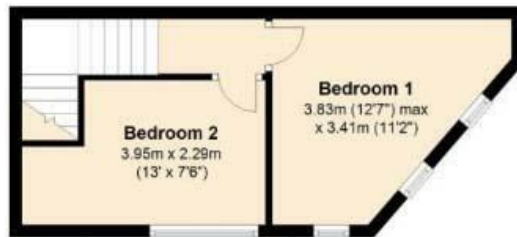
First Floor

Approx. 22.6 sq. metres (243.8 sq. feet)



Second Floor

Approx. 22.6 sq. metres (243.7 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.