



Cromwell Road, Hove

Guide Price
£350,000
Share of Freehold

- TWO BEDROOM GROUND FLOOR FLAT
- STUNNING ORIGINAL FEATURES
- CLOSE PROXIMITY TO HOVE STATION
- RECENTLY REFURBISHED THROUGHOUT
- POPULAR CENTRAL HOVE LOCATION

GUIDE PRICE: £350,000 - £375,000

This spacious and well presented apartment occupies the ground floor of this beautiful characterful building. The generous accommodation features: Entrance hall, South facing kitchen/living area, two bedrooms and modern fitted shower room. Further benefits include: Share of freehold and built in storage.

Located on Cromwell Road this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to Hove mainline station with its direct links to London, and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park, St Ann's Well Park and Hove Recreation Ground.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Kitchen / Living Room 20'2" x 12'6" (6.15 x 3.82)

Wooden flooring, cornicing, picture rail, large bay window with sash windows and shutters. Kitchen area; mix of wall and base units with integrated appliances, central island, oven with gas hob and extractor fan above.

Bedroom One 12'5" x 11'9" (3.81 x 3.59)

Carpet flooring, wall mounted radiator, built in wardrobes, large sash window with shutters, cornicing, picture rail

Bedroom Two 13'1" x 6'10" (4.0 x 2.10)

Carpet flooring, wall mounted radiator, built in wardrobe, sash window

Shower Room

Fully tiled, large walk in shower, vanity sink unit, WC, heated towel rail, extractor fan

Agents Notes

Tenure: Share Of Freehold

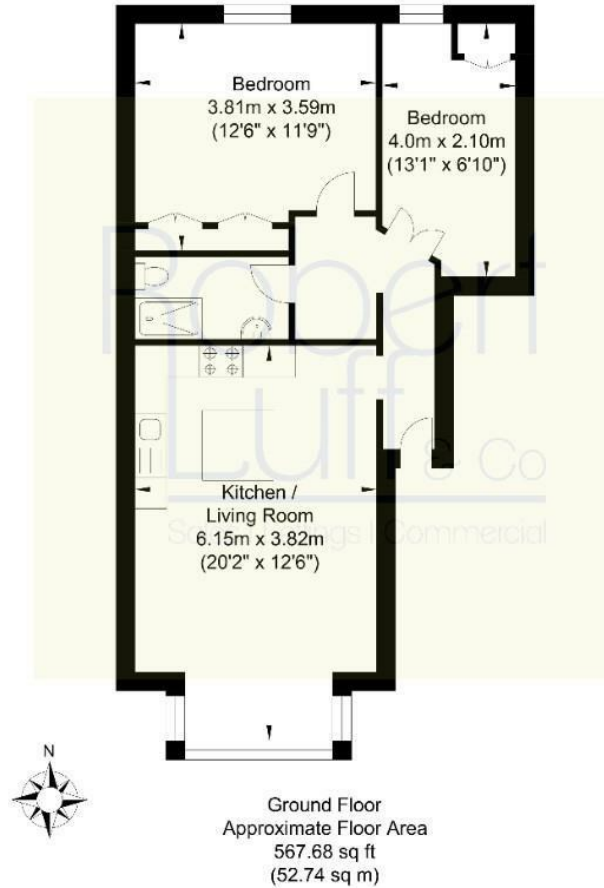
Maintenance Fee: £1 140 Per Annum

EPC Rating: C

Council Tax Band: B



Cromwell Road



Approximate Gross Internal Area = 52.74 sq m / 567.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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		70	77
	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.