



Cromwell Road, Hove

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

Offers In Excess Of
£340,000
 Share of Freehold

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.

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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

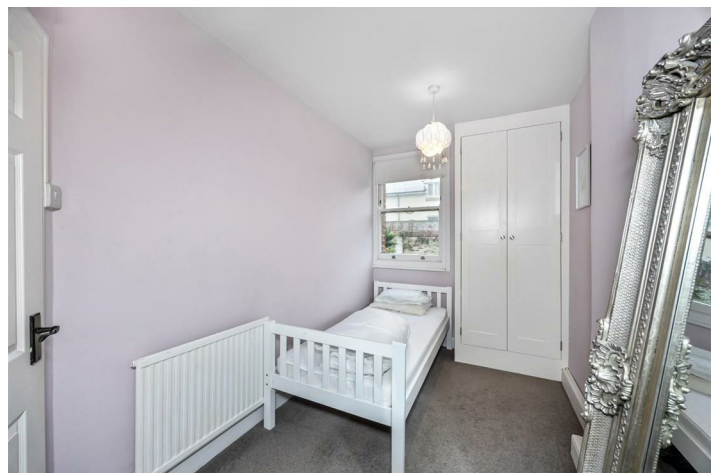
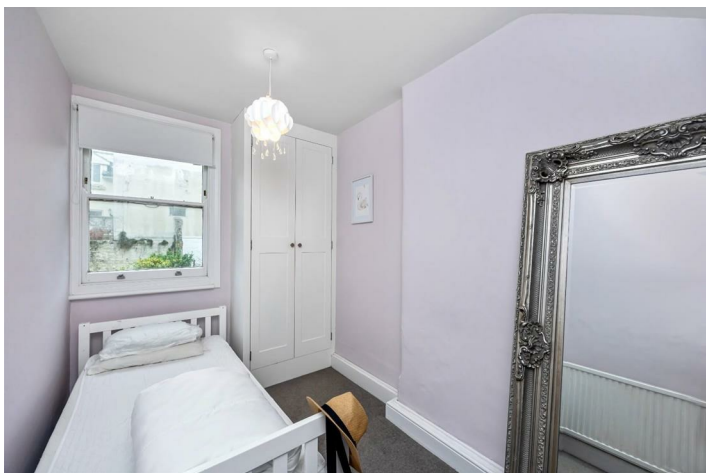
Agents Notes

Tenure: Share Of Freehold

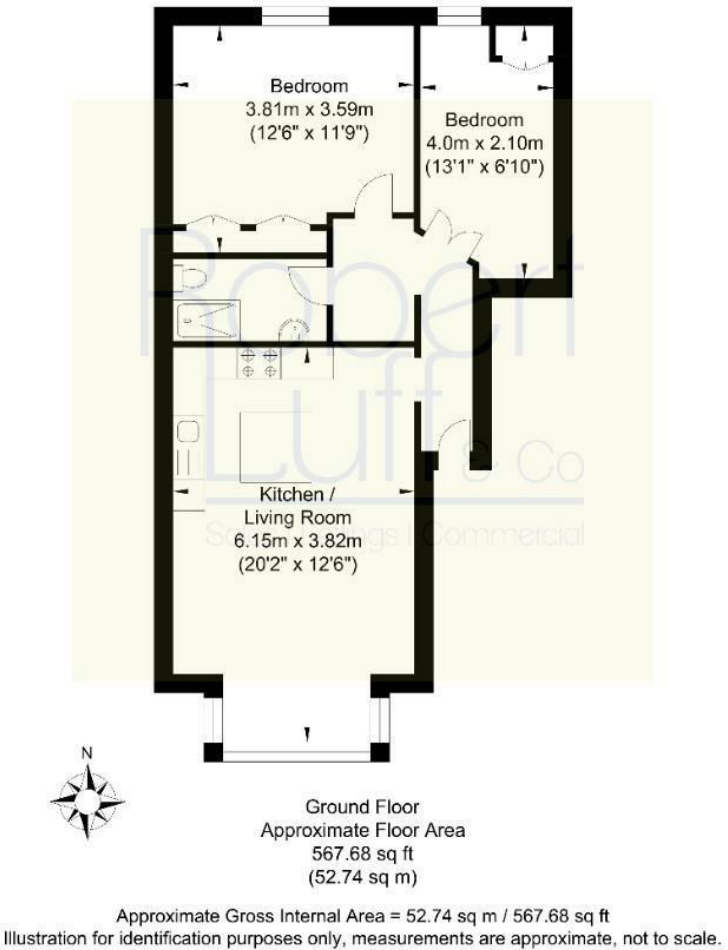
Maintenance Fee: £1 140 Per Annum

EPC Rating: C

Council Tax Band: B



Cromwell Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.