



## 1, 11 Cromwell Road, Hove, BN3 3EA

**Offers in excess of £385,000**

Nestled in the charming Cromwell Road, Hove, this Victorian flat conversion offers a delightful opportunity for those seeking a characterful property to make their own. Dating back to 1880, this Grade II listed gem boasts historical allure and a share in the freehold, ensuring a sense of ownership and community.

With two bedrooms, a galley kitchen and a spacious living room, this property provides a comfortable living space perfect for relaxation and entertaining. The 764 sq ft layout offers a blend of traditional charm and awaits your personal touch to bring it to life.

Although in need of modernisation, this flat presents a canvas for creativity and transformation. Imagine the possibilities as you envision the space reflecting your unique style and preferences. Additionally, the 50' walled rear garden offers a private outdoor sanctuary, ideal for enjoying the fresh air and greenery in the heart of the city.

## Location

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. Church Road with its variety of bars, restaurants, cafes and local independent shops are all nearby. Also within close proximity you will find Hove Park, St Ann's Well Park and Hove Recreation Ground.

## Front Patio

Stairs leading down from Cromwell Road, storage cupboard and private front door to the property.

## Entrance Hall

Doors to kitchen and bathroom.

## Kitchen/Dining Room

26'2 x 6'6 (7.98m x 1.98m)

Fitted kitchen with floor and wall mounted units, work surface with inset four ring hob, oven beneath and extractor hood over. Space for appliances, part tiled walls. Space for dining table. Deep storage cupboard.

## Reception Room

19'5 x 12'10 (5.92m x 3.91m)

Southerly aspect sash window over looking front patio courtyard. Exposed wooden flooring, fireplace with hearth and tiled mantle.

## Bedroom One

16'1 x 13'2 (4.90m x 4.01m)

Part glazed French doors leading to rear garden. Exposed wooden floor boards, television aerial point.

## Bedroom Two

8'5 x 6'7 (2.57m x 2.01m)

Window over looking rear garden.

## Bathroom

Bathroom comprising, bath, wash basin, separate shower, part tiled walls and extractor fan. Window to the side overlooking the front courtyard.

## Rear Garden

53' x 21' (16.15m x 6.40m)

Walled rear garden with raised deck at the rear. The garden has mature shrubs, plants and trees. This space has amazing potential.

## Other Information

Tenure: Leasehold - Share of freehold

Lease: 990 years remaining

Service Charge - £1,992 per annum

Ground Rent - Peppercorn

Council Tax Band: - B

Local Authority: - Brighton and Hove

Parking: - Zone N

# Floor Plan

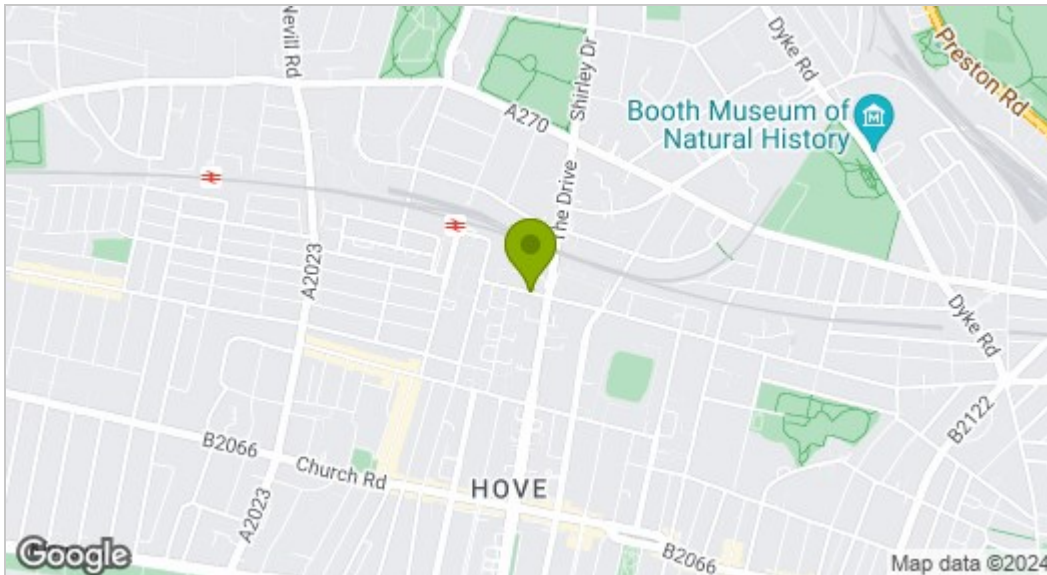
**GROUND FLOOR**  
764 sq.ft. (71.0 sq.m.) approx.



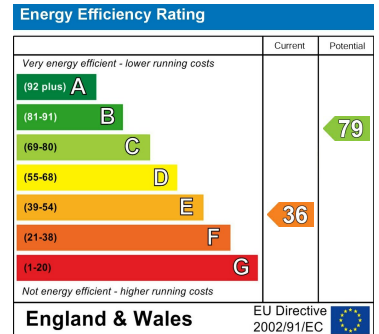
TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
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