



**hamlyn
smith.**

Cromwell Road, Hove, BN3 3EA

Guide price
£375,000 - £400,000

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 2 Bedrooms

 1 Reception

 2 Bathrooms

****Guide price £375,000 - £400,000**** Set on the raised ground floor of a handsome Grade II listed Victorian property on Cromwell Road, this two-bedroom apartment benefits from grand room sizes and high ceilings. Just a short walk from Hove station and close to local bars, restaurants and shops on Goldstone Villas, Church Road and George Street, the location will suit someone wanting to be well-connected to transport links and close to the busy heart of Hove.

- Two bedroom apartment
- Ground floor
- Moments from Hove station
- High ceilings and period features
- Immaculately presented
- No onward chain





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The stunning living room is located at the front of the flat, in what would originally have been the main drawing room of the house, with proportions to match. Spacious and light, with an enormous south-facing bay window, this space easily accommodates both a lounge area and either a dining table or a work-from-home space. A focal point is provided by a marble fireplace surround with cast-iron insert and slate hearth. The windows are dressed with café-style shutters that provide privacy while allowing in light, and have the original panelling underneath.

The kitchen has grey gloss units with a quartz-effect counter. Appliances include an integrated slimline dishwasher, AEG electric hob and Beko electric fan oven, with extractor hood above and an integrated microwave. There is also space for a full-height fridge freezer. Three windows overlook gardens to the rear of the property, making this another lovely bright room.

The principal bedroom is also located at the back of the property, with a peaceful outlook over gardens. Another incredible space, this room is large enough that it is currently arranged with an area to relax and a sofa close to the window, and the bedroom area at the other end. Sliding doors open to reveal a very capacious built-in wardrobe on one side and an en-suite shower and hand basin on the other.

The second bedroom is a good size and is currently being used as a dressing room, with several large wardrobes. Once removed, they would reveal a room over three metres long and two metres wide, which could house a double bed or equally could make an excellent single bedroom or study.

The main bathroom is a good size with a modern white suite; the bath has a shower above, with a screen, and there is a window to the side. A large storage cupboard off this room houses the combination boiler. There is further storage in two cupboards off the hallway and secondary glazing in both the living room and master bedroom.

Hove Station is just moments away, providing direct services to London Victoria and Littlehampton. The No. 7 bus – one of the city's most frequent routes – runs all the way to Brighton Marina via Seven Dials, the city centre and Kemp Town. The area has a welcoming community feel, with a wide choice of cafés, pubs and shops along Goldstone Villas, George Street, Portland Road and Blatchington Road. Parks such as Hove Park and St Ann's Well Gardens are within easy reach, while a large Tesco on Church Road and Goldstone Retail Park, home to major stores including TK Maxx and Lidl, add to the convenience of the location.

Ground Floor



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Cromwell Road, Hove



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

