



Cromwell Road, Hove



Guide Price
£325,000
Share of Freehold

- A WELL PRESENTED ONE BEDROOM GARDEN FLAT
- MOMENTS FROM HOVE STATION
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO CHURCH ROAD WITH ITS ARRAY OF AMENITIES
- MODERN FITTED SHOWER ROOM

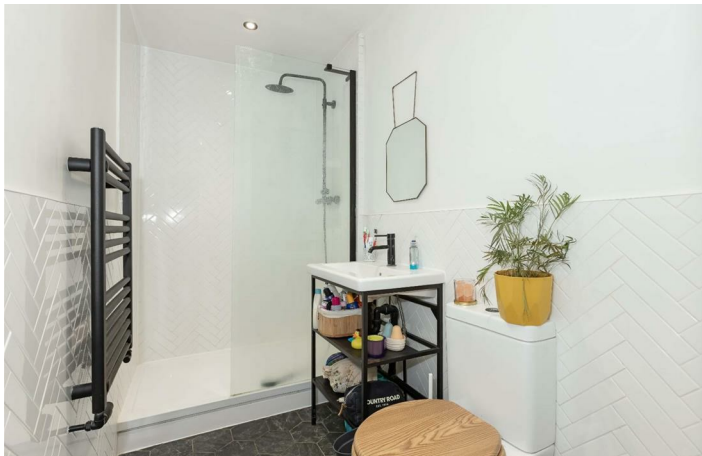
*** GUIDE PRICE £325,000 - £350,000 ***

This spacious and well presented apartment occupies the lower ground floor of this beautiful characterful building. The generous accommodation features: Entrance hall, Separate fitted kitchen, spacious living area, double bedroom & modern fitted shower room. Further benefits include: Share of freehold and an outstanding, landscaped rear garden.

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

Private Entrance

Entrance Hall

Kitchen 7'5 x 7'0 (2.26m x 2.13m)

Living Area 14'2 x 13'9 (4.32m x 4.19m)

Bedroom 9'10 x 9'5 (3.00m x 2.87m)

Shower Room

Private Landscaped Rear Garden

AGENTS NOTES

Share of Freehold - 996 Year Lease

SC: £1500 PA

Council Tax: A

EPC: C

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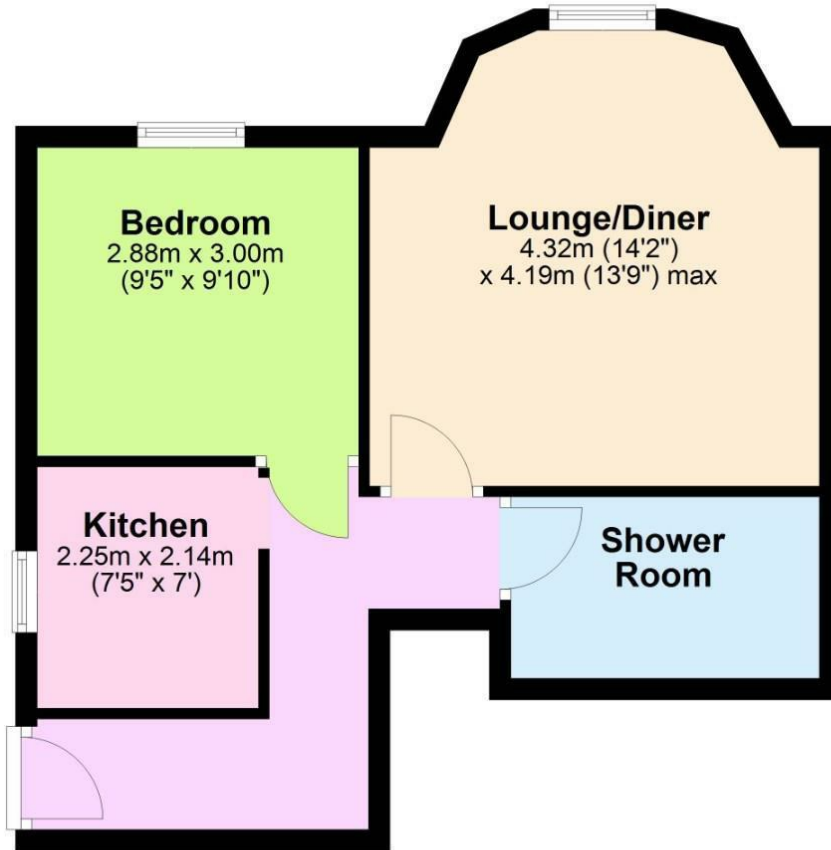
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Floor Plan

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 46.0 sq. metres (495.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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.

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