



hamlyn  
smith.

Cromwell Road, Hove, BN3 3EA

£300,000

# hamlyn smith.



1 Bedroom



1 Reception



1 Bathroom

Hamlyn Smith are delighted to present this spacious and beautifully presented top-floor conversion flat, set within a grand Victorian building on Cromwell Road. The apartment enjoys spectacular south-facing sea views, and the location is second to none, being just moments from Hove Station and the vibrant hub of bars, cafés and shops along Goldstone Villas.

- One bedroom apartment
- Top floor
- Recently refurbished
- Sea views over roof tops
- Moments from Hove station
- Long lease







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50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

The entrance to the apartment is on the second floor. Once inside, a turning staircase with a wrought-iron balustrade and hardwood handrail leads directly to the top floor, where there is a wide, light-filled landing. Having this staircase within the apartment greatly enhances the sense of space and light in this already generously proportioned property.

At the front of the building, with far-reaching views across the rooftops to the sea, are two rooms: the kitchen and the living room. The living room is over four metres in length and offers ample space for both a lounge area and a dining table, or alternatively a work-from-home setup. Along one wall are bespoke shelving and storage cabinets.

The kitchen is immaculately presented and has been completely renovated by the current owner. It features dark blue units topped with compact laminate work surfaces. Integrated appliances include an electric fan oven, microwave, electric hob and fridge/freezer, while there is room for a smart coffee station neatly tucked into an alcove.

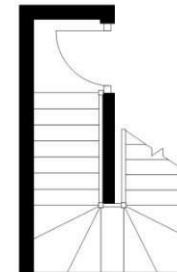
The bedroom is also an excellent size, measuring over five metres in length, and has a door opening onto a small outside area/fire escape, which has been used in the past as a balcony.

The en suite shower room is equally impressive. Generously proportioned and filled with natural light, it is exquisitely presented and fully tiled in a stylish monochrome palette with matte black fittings. Features include an electric shower with an extra-large shower tray, a wall-hung WC, a modern rectangular hand basin set within a vanity unit, and a black towel radiator. 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 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. Green spaces 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 further convenience.

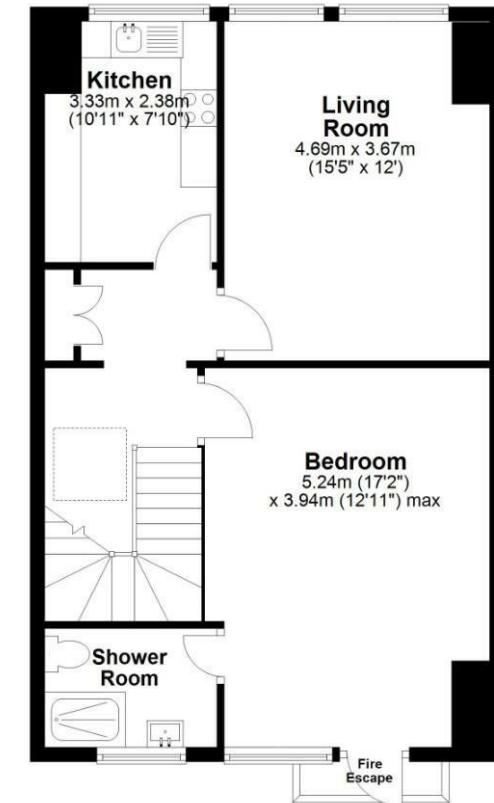
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### Second Floor



### Third Floor



Total area: approx. 65.9 sq. metres (709.8 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.

