

93 Cromwell Road

Hove, BN3 3EG

Offers over £425,000

Beautifully presented this characterful two-bedroom apartment occupies the second floor of an attractive building in sought after Cromwell Road. The apartment overlooks Sussex County Cricket Ground, and enjoys far-reaching views across open skies, with sea glimpses beyond. The south-facing aspect floods the home with natural light, particularly the lounge and principal bedroom, enhancing the sense of space and openness.

The entrance hallway, with warm wooden flooring, leads into the main living area, a well-balanced setting designed for both relaxation and entertaining. The living room is a generous size, easily accommodating a full seating area alongside a dining space. It features floor-to-ceiling bespoke storage, with shelving, cupboards below and integrated wall lighting. Large windows and a glazed door open directly onto the south-facing balcony, beautifully connecting the living space to the outside and creating an ideal extension of the room.

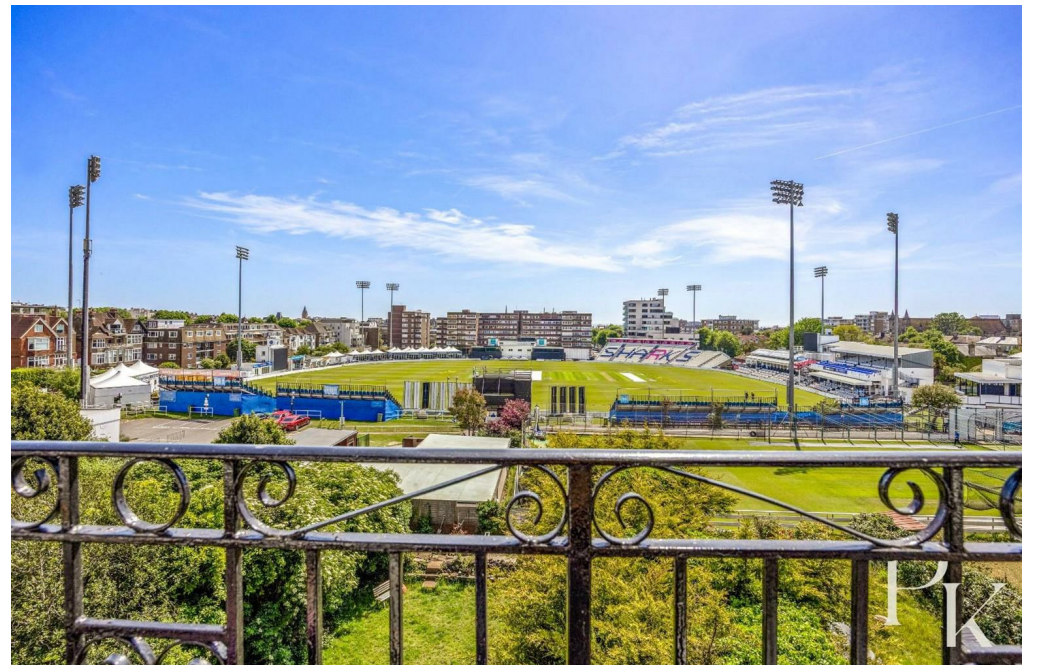
The modern fitted kitchen is well-appointed with a practical, well-planned layout.

The two double bedrooms are well proportioned. The principal bedroom includes an adjoining walk-in wardrobe, while the second bedroom seamlessly transitions between a home office and bedroom, offering excellent flexibility for modern living.

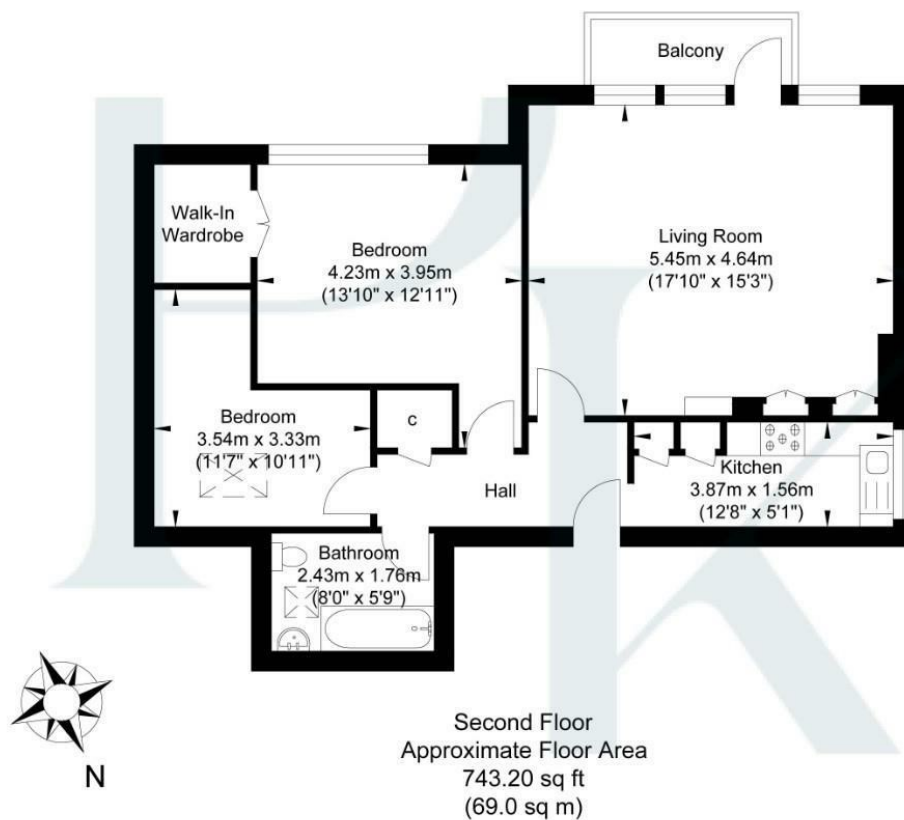
The stylish family bathroom is finished to a contemporary standard.

The property further benefits from a substantial hallway storage cupboard, providing excellent practical and utility space. The lower section accommodates a washing machine and household items, while the upper section offers generous storage for seasonal items.

The apartment is perfectly positioned within a short walk of the buzzing Church Road area, which offers an excellent range of independent shops, cafés, restaurants and pubs. Hove seafront and beach are a short walk away, with Hove Lawns providing open green space. Hove Train Station is within walking distance, offering direct links to London and beyond, while Brighton Station is also easily accessible. Bus services run directly from outside the property and operate 24 hours a day, making this an ideal location for commuters and those seeking well-connected city living.



Cromwell Road



Approximate Gross Internal Area = 69.0 sq m / 743.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very 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 | |
| 74 | 74 |
| 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 | |

Pearson
Keehan