

H&N



Cromwell Road, Hove

£575,000

HEALY
& NEWSOM

EST. 1990



Cromwell Road, Hove, East Sussex, BN3 3EB

An exceptionally spacious three-bedroom apartment offering a delightful blend of modern convenience with beautiful period features and characterful architectural design elements. The elegant decor enjoys a calming colour palette that is complimented by the impressive ornate covings and ceilings rose, with decorative tiled floorings and neutral carpeting.

As you enter, you are greeted by an impressive living room that boasts bay fronted elevations with period panelling and large picture windows, providing ample space for both relaxation and dining. Flooded with natural light, the original Victorian fireplace serves as a stunning focal point, adding to the room's inviting atmosphere.

The flat boasts a newly designed bespoke kitchen with integrated appliances, equipped to a high specification, ensuring that culinary enthusiasts will find it a joy to cook and entertain. The bathroom has also been thoughtfully updated, providing a contemporary touch to this charming residence.

With high ceilings and an abundance of original features throughout, this property exudes character and warmth, making it a perfect home for families or professionals.

Situated within a well-managed building, this property is sold with a share of the freehold interest, offering peace of mind and a sense of community. Its prime location near the mainline train station makes commuting a breeze, while the nearby local shops and eateries provide all the conveniences one could desire.

This apartment is not just a home; it is a lifestyle choice in one of Hove's most sought-after areas. With its blend of space, style, and location, this property is a rare find and offers a unique chance to experience the charm of the Victorian era, with its distinct architectural style and character.

Location

This period property forms part of a terrace of houses built in the early 1880s by William Willett, known for constructing quality houses in desirable areas like Chelsea and Hove. The location has an abundance of local amenities including banks, supermarkets, bars and eateries, on nearby Church Road, as well as numerous independent traders and coffee shops. In addition, Hove-Lawns and the beach are situated just to the south and one of Hove's most beautiful parks - St Ann's Wells, is within easy reach. Transport links are excellent from this location and regular bus services afford access to all parts of the city and beyond, and Hove mainline railway station is less than half mile in distance for those who need to commute.

Additional Information

EPC rating: Exempt

Internal measurements: 1,149 Square feet / 106.8 Square metres

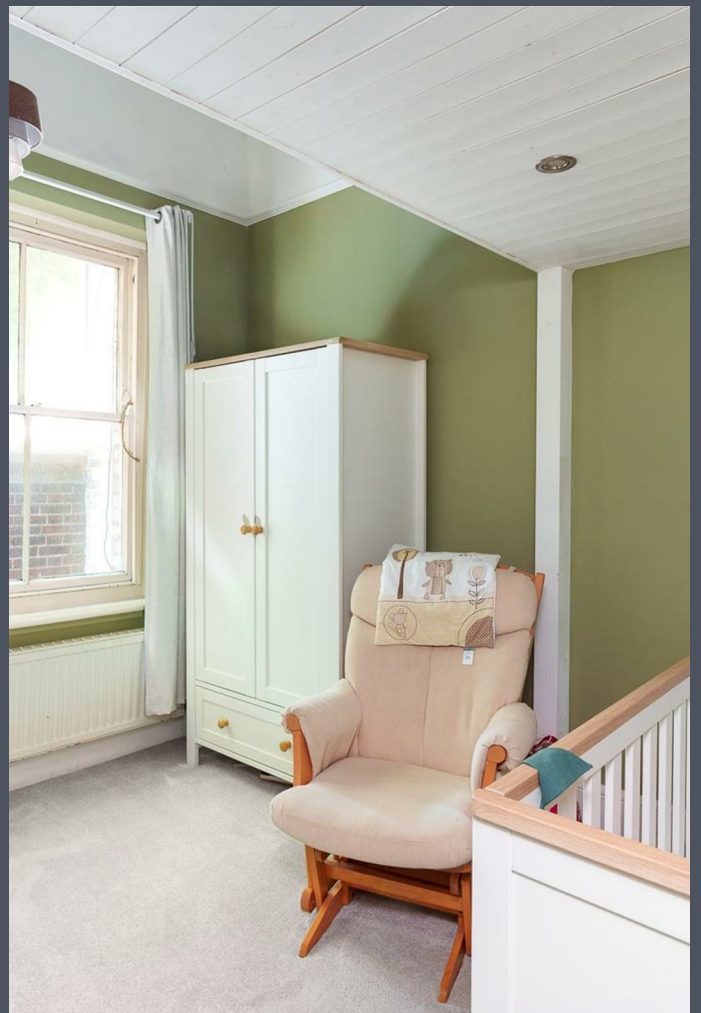
Tenure: Share of Freehold - 142 Years remaining

Maintenance charges: £680 every six months

Council tax band: C

Parking zone: O





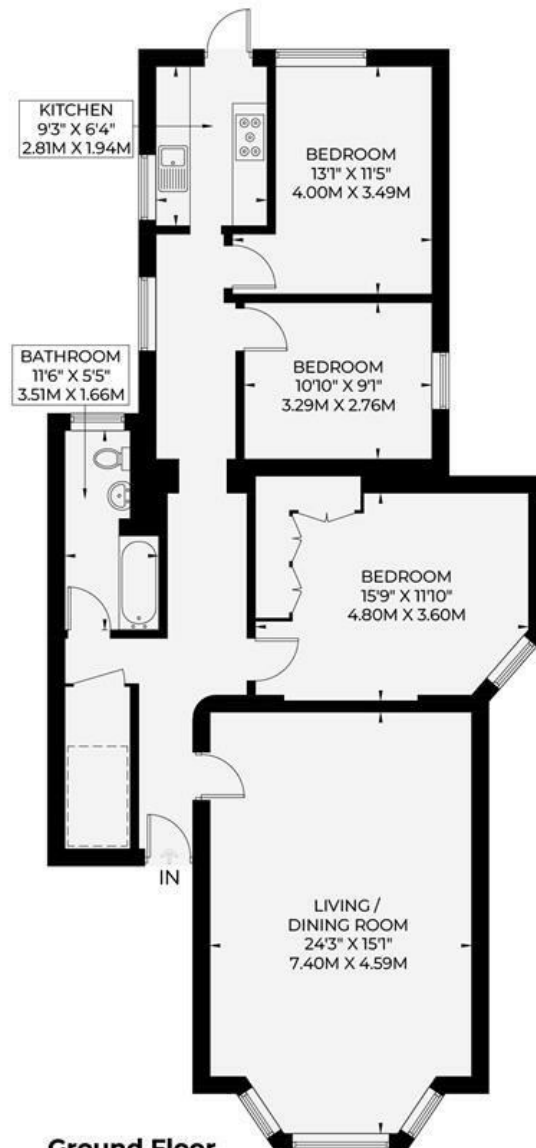


APPROXIMATE GROSS INTERNAL AREA

106.8 sq m / 1149 sq ft

INCLUDING LIMITED USE AREA OF

0.2 sq m / 2 sq ft



Ground Floor
106.8 sq m / 1149 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

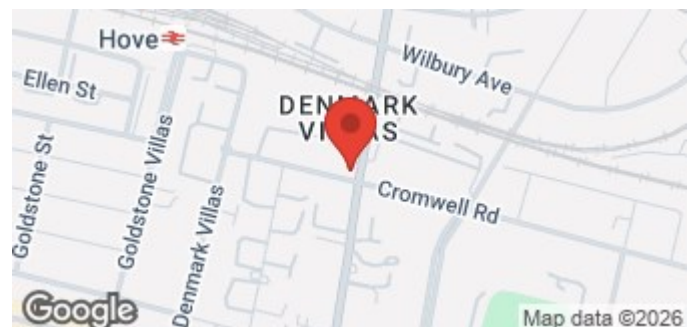
→	Measuring Points	(CH)	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	B	Head Height Below 1.5m
☐	Skylight		Boiler

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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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