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Description

GUIDE PRICE: £225,000 - £235,000

This central Hove apartment has easy access to everything that this highly popular and desirable city has to offer. 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.

This well proportioned and very well presented apartment offers: living room, separate kitchen, double bedroom with ample space for storage and a modern shower room. Other benefits include a share of freehold and views over Hove Cricket ground.



Key Features

- ONE BEDROOM
- SEPARATE KITCHEN
- IDEAL FIRST TIME BUY
- WELL PROPORTIONED THROUGH OUT
- SHARE OF FREEHOLD
- WALKING DISTANCE TO HOVE MAINLINE STATION



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Entrance Hall

Living Room
3.75 x 2.64 (12'3" x 8'7")

Kitchen
2.06 x 1.59 (6'9" x 5'2")

Bedroom
4.85 x 2.25 (15'10" x 7'4")

Shower Room

Agents Notes

Tenure: Share Of Freehold - 960
Years Remaining on the lease
Service Charge: £960 Per Annum
EPC Rating: TBC
Council Tax Band: A



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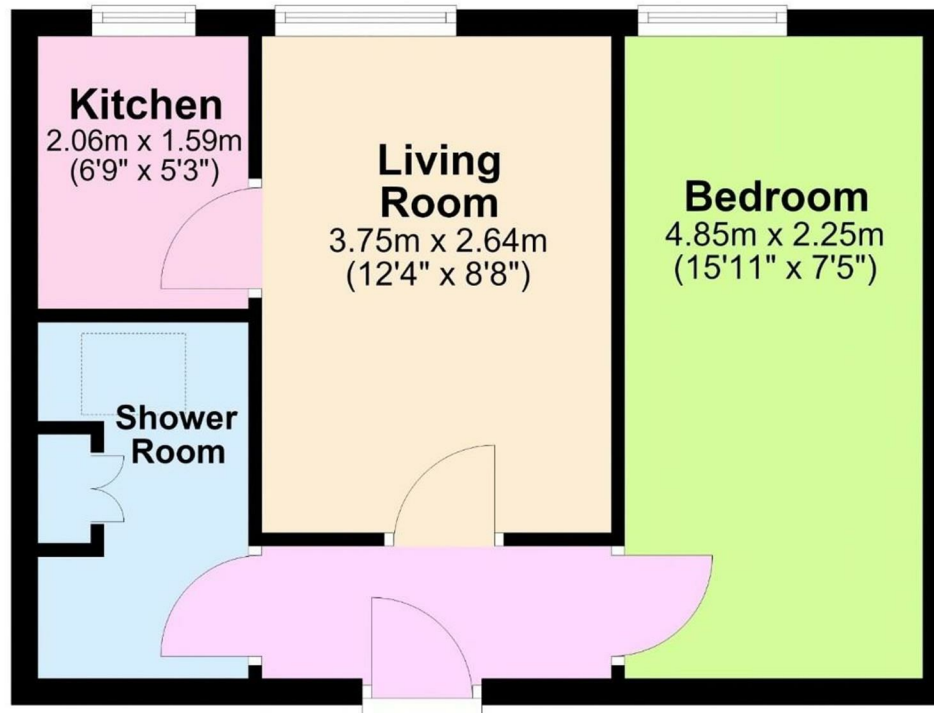
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Floor Plan Cromwell Road

Floor Plan

Approx. 34 sq. metres (365.9 sq. feet)



Total area: approx. 34 sq. metres (365.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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