



Cromwell Road, Hove, BN3 3EA
Offers in excess of £220,000



- Recently Decorated One Bedroom Apartment
- Bright South Facing Lounge
- White Hi-Gloss Kitchen With Appliances
- Recently Fitted Shower Room
- Gas Heating
- Only 250m From Hove Station
- Double Bedroom
- Wooden Floors
- Large Communal Rear Garden
- SHARE OF FREEHOLD

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Summary

Priors are pleased to offer this attractive one-bedroom apartment, offered for sale with no onward chain. The flat is considered ideal as a first time purchase, or a Buy-To-Let investment.

The accommodation located on the lower ground floor, is spacious and well planned with a sunny south facing lounge, double bedroom, along with modern kitchen and shower room fittings. At the rear there is a large pretty communal garden.

Situated just 250 meters from Hove station, this property offers excellent transport links for easy commuting.

SHARE OF FREEHOLD INCLUDED -VIEWING IS HIGHLY RECOMMENDED

Entrance Hall

Useful built in storage cupboards. Door entry-phone handset.

Lounge

14'3 x 13'6 (4.34m x 4.11m)

Bright, spacious bay fronted room with favoured sunny South aspect.

Kitchen

6'9 x 6'3 (2.06m x 1.91m)

Fitted white Hi-Gloss units comprising cupboards, drawers and granite work tops. Sink unit with mixer tap.

Part tiled walls. Built in appliances include- oven, hob, fridge freezer and plumbing for washing machine. Sash window.

Bedroom

10'9 x 9'3 (3.28m x 2.82m)

Double bedroom situated at the rear of the flat.

Large sash window.

Shower-Room

Recently modernised and incorporating large fully tiled shower enclosure with electric shower.

Contemporary style wash hand basin and wc. Mirrored medicine cabinet, heated towel rail.

Tiled floor, window and extractor fan.

Communal Rear Garden

The flat has access to, and use of a large garden situated at the rear of the property.

Mainly laid to lawn this is a quiet tranquil area, ideal for relaxing with a book and a glass of wine.

Other Information

Council Tax Band- A

Parking Zone- N.

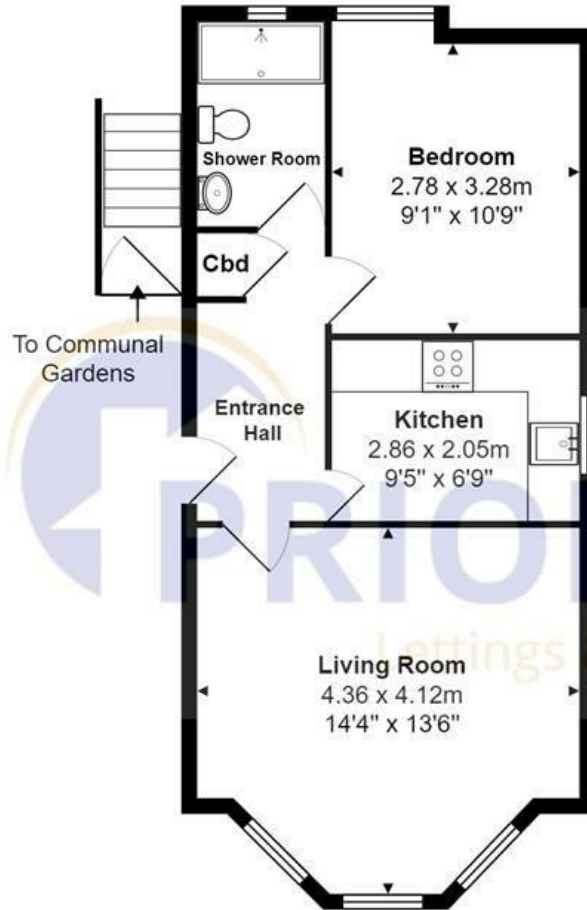
Outgoings

The flat is to be sold with a share in the Freehold.

Service charge- 13% of total expenditure.

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Lower Ground Floor

Total Area: 40.0 m² ... 431 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

