



Flat 16 Hovedene Cromwell Road

Hove, BN3 3EH

Offers In The Region Of £375,000



A 4TH FLOOR FLAT IN CENTRAL LOCATION WITH FANTASTIC VIEWS OF THE CRICKET GROUND BEING SOLD WITH NO ONWARD CHAIN.

Situated in Cromwell Road, central Hove in a sought after location overlooking The 1st Central County Ground . Extensive shopping, bars, cafes and restaurants can be found in Church Road. Hove Railway Station with its commuter links to London is located within half a mile. Buses also pass by providing access to further shops and recreational facilities in central Brighton.



COMMUNAL FRONT ENTRANCE

Disabled access, secure entry phone system, communal front door into

COMMUNAL ENTRANCE HALLWAY

Lift and stairs to 4th floor.

FRONT DOOR

Two small cupboards housing gas and electric meters. Front door opening into

ENTRANCE HALLWAY

Mains operated smoke detector, centralised ceiling light point, wall mounted radiator with thermostatic valve, entry phone system, tall cupboard with shelving, additional tall cupboard with hanging space and shelving, airing cupboard with 'Baxi' combination boiler with shelving.

SHOWER ROOM 7'3 x 5'3 (2.21m x 1.60m)

Fitted with large shower cubicle, glass screen, 'Triton' electric shower with riser rail, grab handrails, low level W.C. pedestal wash hand basin with chrome taps, mirror fronted cabinet, shaver point, electric radiator towel rail, centralised ceiling light point, coved ceiling, tiled floor to ceiling.

BEDROOM TWO 11'1 x 10'0 (3.38m x 3.05m)

Ceiling light point, double glazed windows with central tilt and turn window with views to the front of the property, radiator beneath, built in wardrobe with sliding doors providing hanging and shelving space.

BEDROOM ONE 15'2 x 10'2 (4.62m x 3.10m)

Ceiling light point, double glazed windows with central tilt and turn window to the front of the property, radiator, built in wardrobes with sliding doors providing hanging and storage space.

KITCHEN 11'8 x 6'10 (3.56m x 2.08m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, pelmet and cornice, under cupboard lighting, tall cupboard with shelving, tiled floor to ceiling with feature decorative tile and border tile, tiled work surfaces, electric oven and hob, extractor over, space and plumbing for washing machine, composite one and a half bowl sink and drainer unit with mixer tap, integrated fridge freezer, space and plumbing for dishwasher, centralised ceiling spotlighting, double glazed window to the side of the property.

LOUNGE/DINER 17'9 x 13'9 (5.41m x 4.19m)

Double opening glazed doors to lounge. Double glazed windows with central sliding patio doors to balcony with direct southerly views of The 1st Central County Ground and distant sea views. Ornamental fire place with mantle and hearth, two radiators with thermostatic valves, four wall mounted uplighters, coved ceiling.

OUTSIDE

BALCONY 17'3 x 4'11 (5.26m x 1.50m)

Glass panel balustrade (due to be refurbished soon). Direct southerly views of The 1st Central County Ground and distant sea views.

PARKING SPACE & AMENITIES

Accessed via ramp to the left hand side of the building leading to the basement. Number 16. Storage cupboard number 28 located to the front of the building. Recycling bins are also stored in the basement.

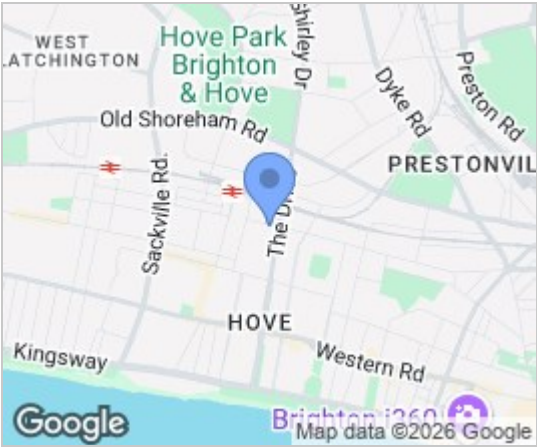
OUTGOINGS

Lease: 127 years
Service Charge (including reserve fund): £1786 collected every 6 months

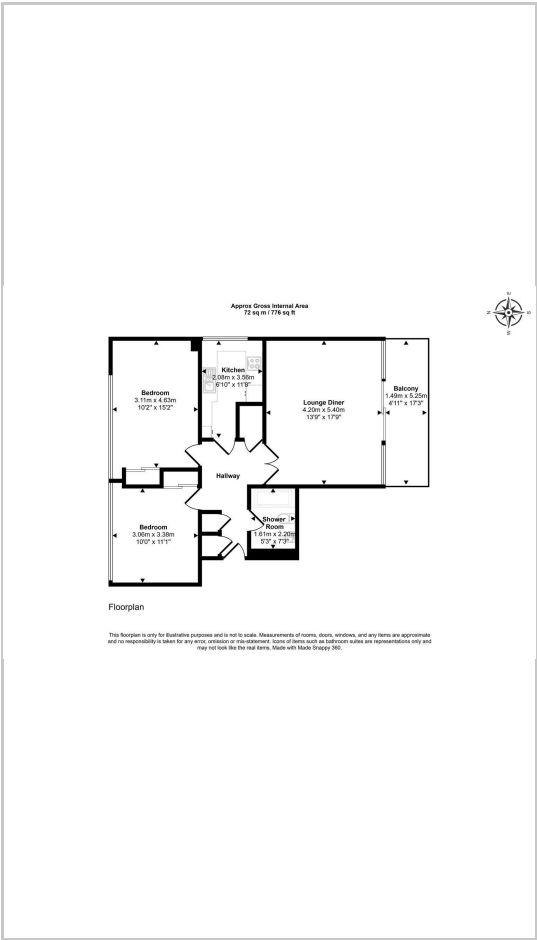
COUNCIL TAX

Band C

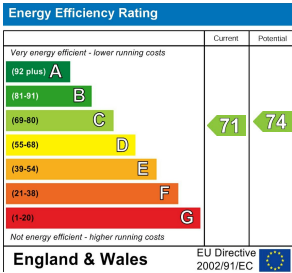
Area Map



Floor Plans



Energy Efficiency Graph



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