

93 Cromwell Road, Hove, BN3 3EG

£1,550 Per month

Maslen Letting Agents is delighted to offer a charming TWO DOUBLE BEDROOM 1st floor converted balcony flat within an attractive period building close to Hove Station and the cricket ground. The apartment benefits from beautiful feature leaded and stained glass sash windows which lead ON to the balcony, high ceilings, a large reception room and a kitchen. Council Tax Band B. Deposit £1750. EPC Rating D. The property is unfurnished and available from October.

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DAVID MASLEN ESTATE AGENTS

Front door to:

Entrance Hallway
Doors to both double bedrooms, the living room, kitchen and bathroom. Laminate floor, radiator, spot lights, airing cupboard, door entry phone receiver, radiator.

Living/Dining Room
17'3" x 13'6" with 32'10"ft 16'5" high ceilings (5.26 x 4.11 with 10ft high ceilings)
An impressive and well proportioned room with fantastic feature sash windows and doors leading to a charming balcony. Radiator. Door leading to the balcony.

Kitchen
12'3" x 5'6" (3.73 x 1.68)
Kitchen comprising range of wall base and drawer units with a roll edge work surface over. Inset stainless steel sink positioned below the window, space/plumbing for washing machine. The Fridge/freezer is gifted to the tenants, wall mounted boiler, spot lights.

Bedroom 1
12'2" max x 9'8" (3.71 max x 2.95)
Double bedroom with hand built, custom mezzanine raised bed area and walk-in wardrobe under. 10ft 5 high ceilings and attractive sash window to match the living room, further built in storage, radiator, spot lights.

Bedroom 2
9'5" x 8'10" (2.87 x 2.69)
Double bedroom with laminate floor continued from the hallway, 2 x sash windows, built in cupboards and a radiator.

Bathroom
Smart classic white suite comprising a paneled bath with mixer tap and fitted shower over, pedestal hand wash basin, low level close coupled wc with dual flush. Tiled floor and part tiled walls, radiator, hatch to storage area.

Balcony
19'5" wide (5.92 wide)
Accesses via beautiful original doors from the living room. Ornate carved wooden rail and canopy.

Total approx floor area
55.3 sq.m (595 sq.ft)

Council Tax Band B







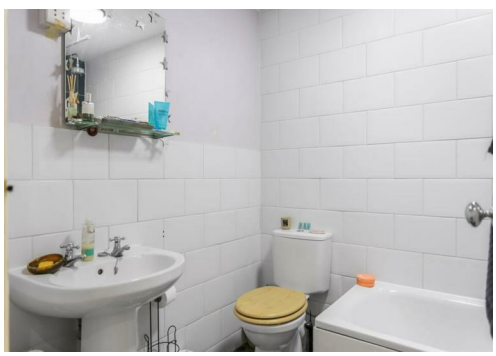




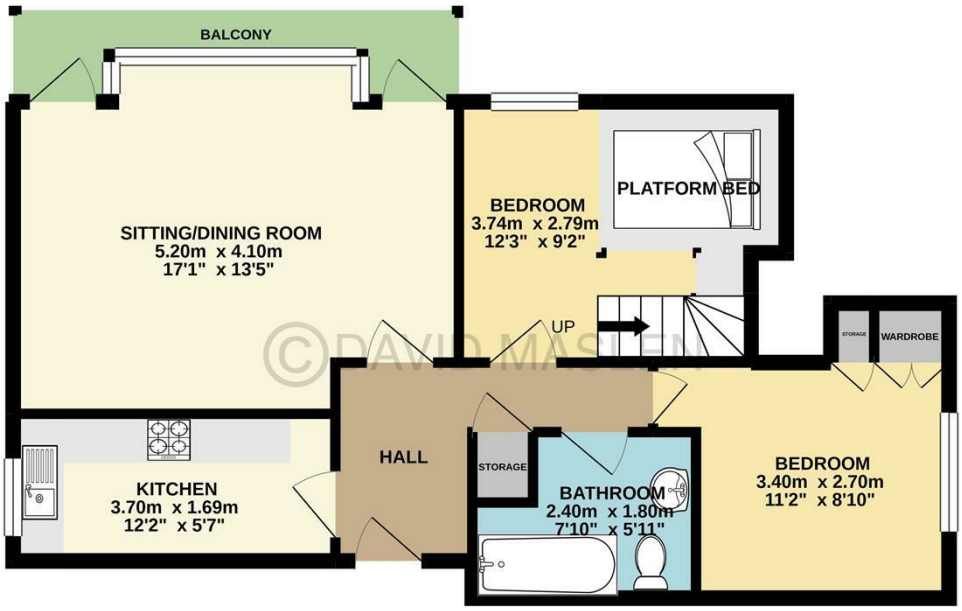






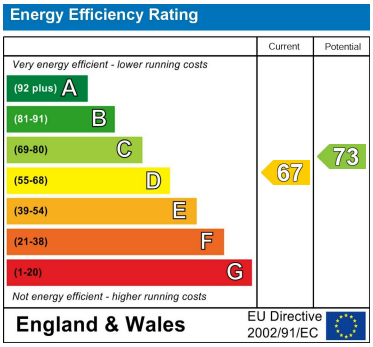


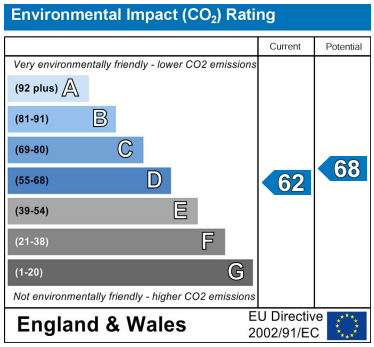
FIRST FLOOR
55.3 sq.m. (595 sq.ft.) approx.



TOTAL FLOOR AREA : 55.3 sq.m. (595 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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