



7 Cromwell Road, Hove, BN3 3EA

£1,250 Per month

Maslen Letting Agents is delighted to offer a well presented apartment with views of Eaton Gardens, Hove. The property comprises one double bedroom with a wardrobe, living room with a Southerly aspect bay window, open kitchen with appliances and a bathroom. EPC Rating D. Council Tax Band A. Deposit £1500. The property is unfurnished and available now.

Main Entrance

Stairs leading to the flat entrance.

Living Room & Kitchen

14'11" x 13'10" (4.55m x 4.22m)

Front aspect bay window with great views of Eaton Gardens with a seating area. Airing cupboard and laminate flooring.

Open plan to the Kitchen:

Wall and base units incorporating the built in electric oven, hob and extractor hood above. Single sink with mixer tap. The washing machine and fridge/freezer is gifted to the tenant.

Further storage above.

Door leading to:

Bedroom

12'3" x 6'10" (3.75m x 2.09m)

Front aspect window. Double wardrobe. Electric heater.

Shower Room

Double shower cubicle. Low level WC. Pedestal wash hand basin.

Mirror fronted wall cabinet.



Floor Plan

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 33.1 sq. metres (356.0 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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