



FOSTER
& **CO.**

Cromwell Road

Hove, BN3 3EH

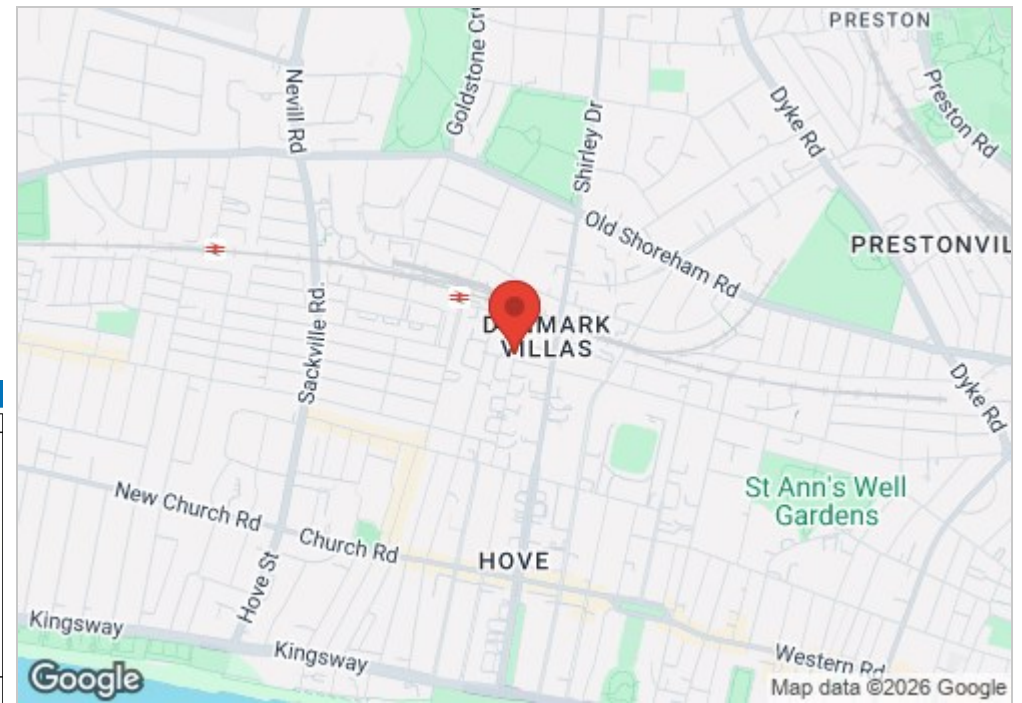
Guide price £450,000

A spacious two double bedroom apartment forming part of Hovedene, a well maintained purpose built block positioned in a highly convenient central Hove location, moments from Hove seafront, Hove station, Church Road and the Sussex County Cricket Ground.

The apartment offers well proportioned accommodation of approximately 764 sq ft and enjoys a fantastic outlook directly over the cricket ground. The large living and dining room is a real feature, filled with natural light, with full height bi folding doors leading out onto a generous private balcony. This creates an excellent space to relax, entertain and enjoy the open views.

The accommodation includes a separate modern fitted kitchen, two genuine double bedrooms, a contemporary bathroom and useful internal storage. The property is presented in good decorative order throughout, making it an ideal home, pied à terre or investment purchase.

Further benefits include a secure allocated underground parking space, an additional lower ground floor storage cupboard and lift access within the building.

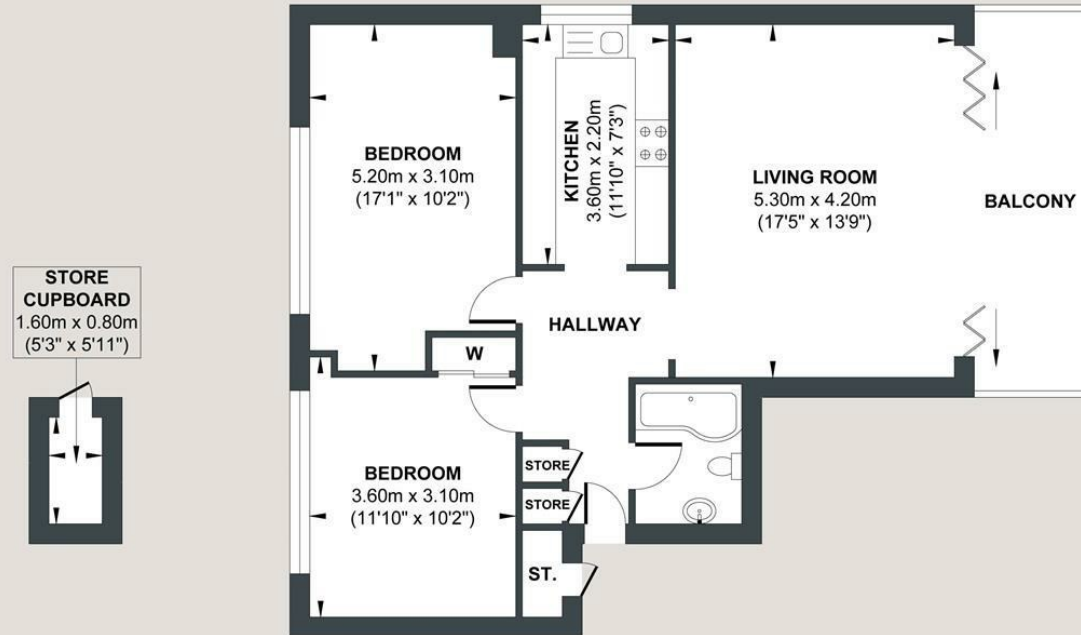


- Two double bedroom apartment
- Large private balcony
- Separate modern fitted kitchen
- Secure allocated underground parking space
- Approximately 764 sq ft
- Fantastic views over the Sussex County Cricket Ground
- Spacious living and dining room
- Contemporary bathroom
- Lower ground floor storage cupboard
- Lift to all Floors

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		
	75	80
England & Wales	EU Directive 2002/91/EC	

CROMWELL ROAD

Approx. Gross Internal Floor Area (Excluding Storage) = 71.03 sq m / 764.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



OUTBUILDING

Approximate Floor Area
13.77 sq ft
(1.28 sq m)



FIRST FLOOR

Approximate Floor Area
764.56 sq ft
(71.03 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



