

# PHILLIPS & STILL



- Delightful first floor Victorian style apartment
- Two good size double bedrooms
- Separate Lounge and Kitchen
- No Onward Chain
- Share of Freehold

Cromwell Road, Hove, BN3 3EA

Guide Price £300,000 - £325,000

A delightful two bedroom apartment located only moments away from Hove Station. This spacious apartment set on the first floor of a delightful Victorian building would make an ideal first home or a buy to let investment. It has two double bedrooms, south facing lounge, separate kitchen and family bathroom. The property is being sold with no onward chain and has a Share of the Freehold!



## Property Description

Set on the first floor of an attractive grade II listed Victorian townhouse, this spacious apartment enjoys a southerly aspect. The property showcases charming period features including large sash windows and decorative picture rails.

The apartment enjoys a spacious living room, beautifully illuminated by a square-fronted bay window. Adjacent to the living room is a versatile bedroom. The property also features a well-proportioned double bedroom complete with built-in wardrobes, offering ample storage. The bathroom is fitted with a white suite and includes a shower over the bath. The separate kitchen is further enhanced by a striking arched window, adding character and charm.

Located in the very heart of Hove in the Willett Conservation Area, this first floor home is ideally located for cricket fans, being only a short walk from the Sussex County Cricket Club ground. The bustling café culture, shops, bars and restaurants of Church Road, Goldstone Villas and Seven Dials are all within easy walking distance, while a gentle stroll down The Drive and Grand Avenue takes you to Hove Lawns, the promenade and beach.

The green open spaces of Hove Green, Hove Recreation Ground and Hove Park are all within walking distance offering everything from an open air theatre and miniature railway to tennis courts and a chalybeate spring.

Hove mainline train station is approximately a quarter of a mile from your door and provides convenient commuter routes to London and Gatwick, while regular bus services to the centre of Brighton, outlying areas and up to Devil's Dyke are close at hand.



# Accommodation

## FIRST FLOOR

ENTRANCE HALL

LIVING ROOM

12' 7" x 14' 4" (3.84m x 4.37m)

BEDROOM

9' 5" x 14' 1" (2.87m x 4.29m)

BEDROOM2

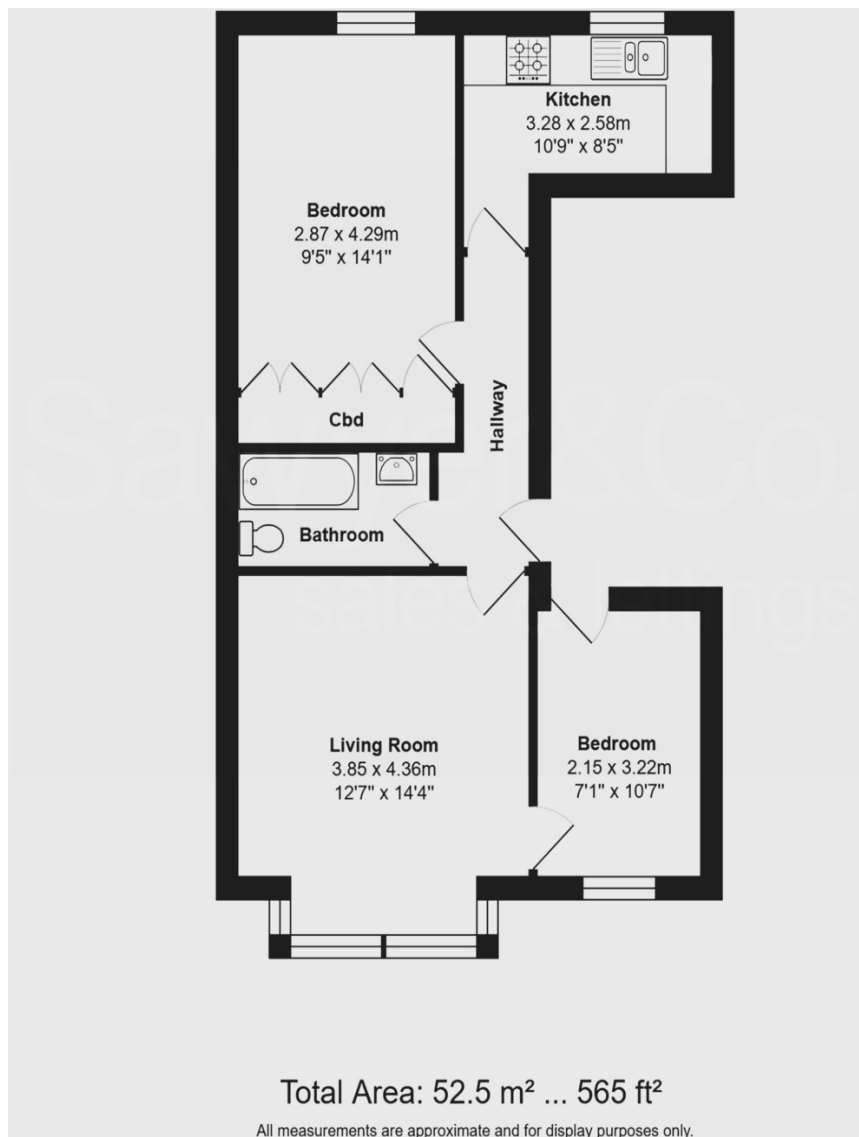
7' 1" x 10' 7" (2.16m x 3.23m)

KITCHEN

10' 9" x 8' 5" (3.28m x 2.57m)

FAMILY BATHROOM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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