



# 15 Hovedene, Cromwell Road

Hove BN3 3EH

Guide Price £350,000-£375,000

Share of Freehold

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- SOUTH FACING LIVING ROOM
- PRIVATE BALCONY
- ALLOCATED UNDERGROUND PARKING SPACE
- NO ONWARD CHAIN
- DESIRABLE LOCATION

Whitlock and Heaps bring to market this excellent third floor two double bedroom apartment having been owned by the same family for over 40 years offering well apportioned accommodation with a delightful south facing living room that leads onto the private balcony overlooking the cricket ground. No onward chain. Situated in this desirable location within a short walk of Hove mainline station and seafront. An array of independent eateries, cafes and shopping facilities are also close by.

**ENTRANCE HALL** Three fitted cupboards.

**KITCHEN** Incorporating stainless steel sink unit with drainer, adjacent laminate work surface with cupboards and drawers under, eye level wall cupboards, gas cooker and appliance space, window overlooking the balcony.

**LIVING/DINING ROOM** South facing with large window and door to balcony.

**SOUTH FACING BALCONY** Offering views over the cricket ground.

**BEDROOM 1** Fitted wardrobe, UPVC double glazed window.

**BEDROOM 2** Fitted wardrobe, UPVC double glazed window.

**BATHROOM** Coloured suite comprising panelled bath with shower over, low level w.c, wash hand basin, towel rail, tiled walls.

**ALLOCATED UNDERGROUND PARKING SPACE**

**Space Number 36.**

**Brick Built Store, number 36**

## OUTGOINGS

## SHARE OF FREEHOLD

**MAINTENANCE** £1,100.29 per half year.

**Council Tax Band D** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

### HOVEDENE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
80.6 sq m / 867 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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