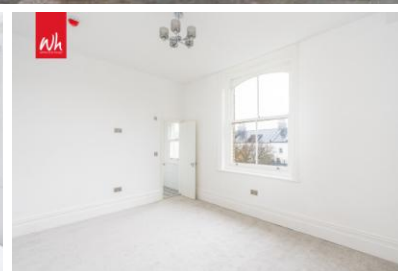


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First Floor Flat, 33 Cromwell Road, Hove BN3 3EB

Offers In Excess Of £300,000

- STUNNING REFURBISHMENT
- PERIOD APARTMENT
- DELIGHTFUL SOUTH FACING KITCHEN/LIVING ROOM
- ENSUITE SHOWER ROOM
- SEPARATE CLOAKROOM
- NO ONWARD CHAIN
- SOUGHT AFTER TREE LINED LOCATION

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A stunning first floor apartment having just undergone an extensive refurbishment programme, which has been completed to an excellent standard throughout with a fantastic south facing kitchen/living room. The property is being sold with no onward chain and is situated on this desirable tree lined road.

ENTRANCE HALL High level cupboard.

CLOAKROOM Low level w.c., wash-hand basin with drawers under, ladder style towel rail, tiled floor, part tiled walls.

KITCHEN/LIVING ROOM South facing.

Kitchen: Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, eye-level wall cupboards, integrated fridge, freezer, dishwasher and washing machine, tall cupboard housing boiler, 'Aeg' induction hob and electric oven, sash window, breakfast bar.

Living Room: Feature fireplace with tiled hearth, 2 radiators, coving, sash bay window.

BEDROOM Sash window, radiator.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with drawers under, low level w.c., two sash windows, wall mounted heated towel rail, tiled walls and floor.

OUTGOINGS

Lease: 102 years unexpired

Ground Rent: £125.00 per year

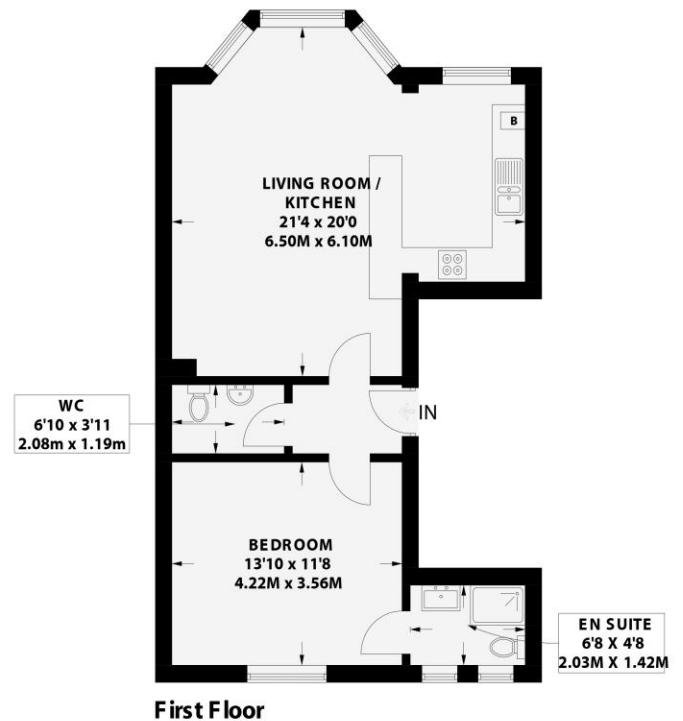
Service charge: £708.75 per half year

CROMWELL ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
604.9 sq ft / 56.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
607.1 sq ft / 56.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Photos, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



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