

# PHILLIPS & STILL

Cromwell Road, Hove

Guide Price £400,000 - £425,000



- An amazing second floor three bedroom period apartment
- Beautifully presented throughout
- Close to Hove railway station
- Perfect home or investment opportunity
- No onward chain

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## Flat 4, 2 Cromwell Road, Hove, BN3 3EA



Located close to Hove railway station, the apartment provides convenient access to transportation links, making commuting or exploring the surrounding area hassle-free. Additionally, its proximity to the seafront within walking distance offers the opportunity to enjoy the coastal lifestyle and all the activities associated with it.

The apartment is being sold with no one with a chain, which means there are no complications or delays typically associated with a property sale. This makes the purchase process smoother and faster, allowing the buyer to move in or start generating income from the investment sooner.

As a second-floor apartment, the unit enjoys a favorable position within the building, providing privacy and a sense of security. The elevated location also offers pleasant views, which can include glimpses of the surrounding neighborhood or even glimpses of the sea, depending on the specific location.

Featuring three bedrooms, the apartment offers ample space for a family or individuals who require additional rooms for various purposes such as home offices or guest rooms. The period style of the apartment adds character and charm, with architectural details and design elements that are unique to this era.

The interior of the apartment is beautifully presented, with tasteful decor and modern fixtures. The living spaces are bright and airy, creating a welcoming atmosphere throughout. The kitchen is well-equipped with modern appliances and ample storage space, allowing for convenient meal preparation and organization.



## Picture this...

Just think of how it would feel to step out of your front door, take a few minutes' stroll down the road and find yourself on the beautiful Hove lawns and seafront!

There you can take a stroll along with an ice cream and enjoy those picturesque ocean views. Alternatively, if you're looking for entertainment then you are within stumbling distance of so many bars, restaurants, comedy clubs and more! The hard part will be choosing between them all!



TOTAL APPROX. FLOOR AREA 66.3 SQ.M. (714 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Accommodation

### SECOND FLOOR APARTMENT

ENTRANCE HALL

LOUNGE

16' 0" x 14' 6" (4.88m x 4.42m)

KITCHEN

10' 6" x 6' 7" (3.2m x 2.01m)

BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m)

BEDROOM 2

15' 9" x 7' 0" (4.8m x 2.13m)

BEDROOM 3

10' 10" x 7' 0" (3.3m x 2.13m)

BATHROOM





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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 are 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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