

## 23 Hovedene, Cromwell Road

Hove BN3 3EH

Asking Price Of £335,000

- STUNNING VIEWS
- MODERN APARTMENT
- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING ROOM
- PRIVATE BALCONY
- UNDERGROUND ALLOCATED PARKING SPACE

Whitlock and Heaps bring to market this wonderful 6th floor apartment being of a southerly aspect featuring a full width balcony offering extensive views over the cricket ground and of the sea. The accommodation is presented in good decorative order throughout and benefiting from an underground allocated parking space and share in the freehold. The one double bedroom accommodation includes a modern kitchen and bathroom with both the south facing living room and bedroom having access onto the balcony. Situated in this convenient location within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach and bus services run close by offering access into the City Centre.

**ENTRANCE HALL** Three fitted cupboards with one housing the 'Glow Worm' gas fired boiler.

**KITCHEN** UPVC double glazed window overlooking the cricket ground. Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, integrated fridge/freezer and washing machine, tiled splashback.

**LIVING ROOM** South facing, radiator, patio door to:

**BALCONY** Full width with space for table and chairs. Offering views over the cricket ground and towards the sea. You will also be able to benefit from the number of events the Cricket ground hosts.

**BEDROOM** Fitted wardrobes, radiator, sliding patio doors to balcony.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, tiled walls and floor.

**OUTSIDE** Underground allocated Parking Space 42.

**Brick built store.**

**OUTGOINGS**

**SHARE OF FREEHOLD**

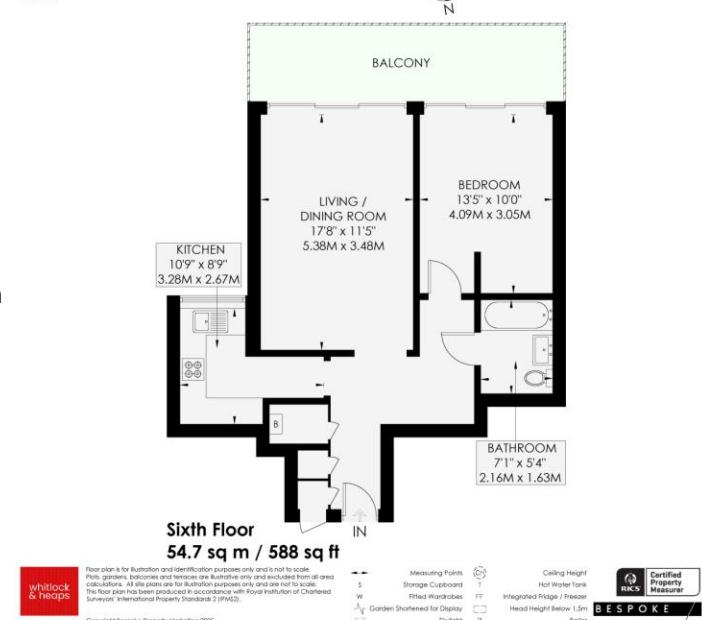
**MAINTENANCE** Approx £3,000 per year

**LEASE** 1994 to 1st March 2152

**HOVEDENE**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
54.7 sq m / 588 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale.  
Patio, gardens, balconies and terraces are illustrative only and excluded from area  
Measuring Points: S = South, W = West, E = East, N = North, FF = Freehold  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

Whitlock & Heaps

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

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