

GFF, 32 Cromwell Road, Hove, BN3 3EB

Elliotts are delighted to offer this RAISED GROUND FLOOR PERIOD FLAT, with GOOD SIZED REAR GARDEN plus RAISED SUN TERRACE, located right in the HEART OF CENTRAL HOVE, just a few hundred yards of Hove station, within easy WALKING DISTANCE of HOVE TOWN CENTRE'S various restaurants, bars and shops.





An opportunity to acquire this good sized raised ground floor apartment, located on level ground right in the heart of central Hove and being just within a few hundred yards of Hove station, making it an ideal location for commuters.

Created in a neutral colour scheme likely to suit the majority of tastes, the flat has plenty of character with predominantly high ceilings throughout, all adding to a sense of space, and most undoubtedly a signature room for the property is a fabulous front facing lounge which has a bay window, period fireplace surround, high ceiling and some excellent examples of ornate period coving. To the rear of the living room is a separate recessed kitchen, the flat has two bedrooms, one of which has extensive high level storage and there is a modern bathroom. Undoubtedly, a further key feature is the rear garden which offers valuable outside space in such a central location. The flat also has an additional raised sun terrace with space for patio table and chairs.



Inspection is recommended to appreciate the spacious feel, period features and advantages of this central location.



- Raised ground floor flat
- Superb main bedroom with storage
- Feature fireplace
- Period features
- Fabulous South lounge
- Recessed modern kitchen
- Modern bathroom with white suite
- Sun terrace and rear garden
- Central Hove
- Short walk Hove station/seafront

ENTRANCE HALL

With black and white tiled flooring, high ceiling with period coving, under stairs storage.



FABULOUS LIVING ROOM 19'9 x 13'11 (6.02m x 4.24m)

Facing South is an exceptionally spacious and bright room, the large bay has three almost floor to ceiling South facing sash windows with panelling below, high ceiling with ornate period coving, ceiling rose and picture rail. The cast iron fireplace is a real feature of the room with decorative tiled surround, hearth and painted wood mantle, neutrally decorated with wood flooring, large opening to:



MODERN FITTED KITCHEN 10'2 x 5'6 (3.10m x 1.68m)

Recessed from the lounge with a breakfast bar part dividing the two rooms, the units are arranged in an 'U' shape with cream drawer and cupboard units with space for fridge and washing machine, cooking area with built in oven and four burner gas hob and extractor over, with wood effect work surfaces with inset stainless steel sink and drainer unit, tiled splashbacks, range of matching eye level units, the remainder of the walls are smooth



plastered and with tile effect flooring.

BEDROOM ONE 13'11 x 13'3 (4.24m x 4.04m)

An excellent size double room with a wide bay overlooking the gardens to the rear with a large almost wall-to-wall, floor-to-ceiling window. The room has high ceilings with picture rail and ornate coving and ceiling rose, there is a high level storage space over the bathroom and entrance hall.

BEDROOM TWO 10' x 6'8 (3.05m x 2.03m)

With window and door leading onto the terrace.

BATHROOM

The bathroom has a white suite with a panelled bath with mixer tap and wall mounted shower over, low level WC, pedestal wash basin, tiled walls and flooring.

SUN TERRACE

Immediately to the rear of the flat and accessed via the second bedroom, space for small table and chairs. Stairs lead down from here to the garden.

REAR GARDEN

The rear garden has a wide grass walk-way with flower border and opening up to the rear with large decked area with space for garden furniture and the remainder laid to lawn.



