



\*\*\*\* Contact us for a Virtual Walk Through Viewing \*\*\*\*

A 4th two double bedroom purpose-built balcony flat offered for sale with immediate vacant possession, no onward chain, and its share of the freehold.

Cromwell Court is a purpose-built block of apartments situated in Cromwell Road, Hove and is within easy reach of the bustling city centre, Hove mainline station that provides north bound commuter links with London city, as well as east and westbound connections. Hove seafront and lawns are easily accessible, as is Church Road where a comprehensive range of bars, restaurants and other entertainments can be found.

Brought to the market in good order throughout, this spacious flat enjoys many benefits, some of which include its modern fitted kitchen, modern shower room / W.C., double glazed windows and gas central heating.

Communal entrance hall accessed via a entry phone system with stairs and lift that rise to the 4th fourth floor. Front door opens into spacious entrance hall with fitted storage and radiator.

There are two double bedrooms, one has a double glazed window to the front and radiator.

The second enjoys a westerly aspect through its double-glazed window with rooftop views towards the sea and Sussex County cricket ground, fitted storage and radiator.

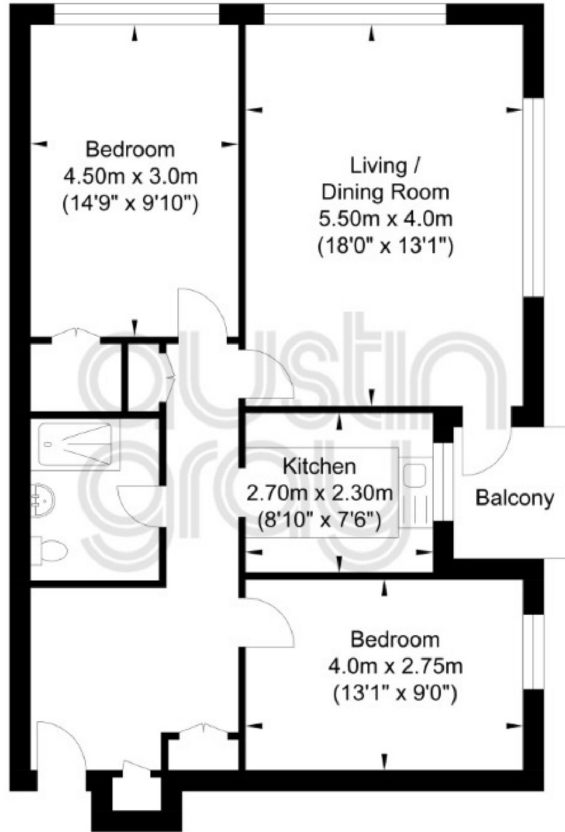
A dual aspect lounge/dining room has double glazed windows to the front and side incorporating rooftop views towards the sea and Sussex County cricket ground whilst to the front a double-glazed window overlooks Cromwell Road, radiator. A double-glazed door leads out onto a covered and balustraded and tiled balcony.

A modern fitted kitchen has a range of rolled working services to three walls providing cupboard and drawer storage both above and below, inset four ring gas hob with electric fan assisted oven, extractor hood above, stainless steel sink, space and plumbing for washing machine, standing space for fridge/freezer, cupboard housing combination boiler, double glazed window to the front.

Shower room/WC has a modern white suite comprising of a walk-in shower cubicle with the thermostatically controlled shower, glass shower screen, vanity unit with storage beneath, W.C., towel radiator and fitted mirror.



# Cromwell Court, Hove



Approximate Floor Area  
790.93 sq ft  
(73.48 sq m)

Approximate Gross Internal Area = 73.48 sq m / 790.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy performance of buildings register

## Energy performance certificate (EPC)

23 CROMWELL COURT 89 CROMWELL ROAD HOVE BN1 2EF	Energy rating <b>C</b>
Valid until 17 November 2030	Certificate number 9388-0902-7209-3600-2200

### Property type

Mid-floor flat

### Total floor area

72 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the gov website](#) and [guidance for tenants on the gov website](#). You can also read [guidance for landlords on the gov website](#) and [guidance for tenants on the gov website](#).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<http://find-energy-certificates.digital.communities.gov.uk/energy-certificates/1588-0902-7209-3600-2200>

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

**austin gray**

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