



Hovedene, Cromwell Road, Hove, BN3 3EH
£400,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£400,000

A delightful two-bedroom flat occupying part of the fourth floor of this sought-after purpose-built block, ideally positioned in this popular and central Hove location. The property greatly benefits from an allocated underground parking space and a south-facing balcony with impressive views across Sussex County Cricket Ground.



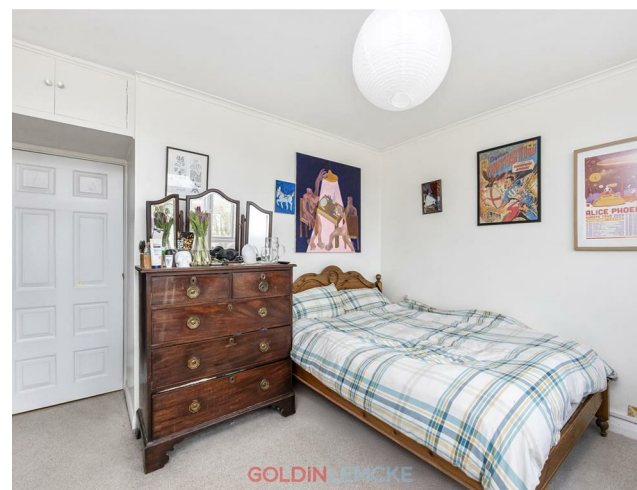


Further Information

The flat is located within Hovedene, a well-regarded development offering a passenger lift, a dedicated storage unit, and secure underground parking.

Internally, the accommodation comprises a spacious entrance hall with excellent storage, a bright and generously sized living/dining room with doors opening onto the south-facing balcony, making the most of the open outlook over the cricket ground. There is also a fitted kitchen, shower room, and two well-proportioned double bedrooms, both benefiting from built-in storage.

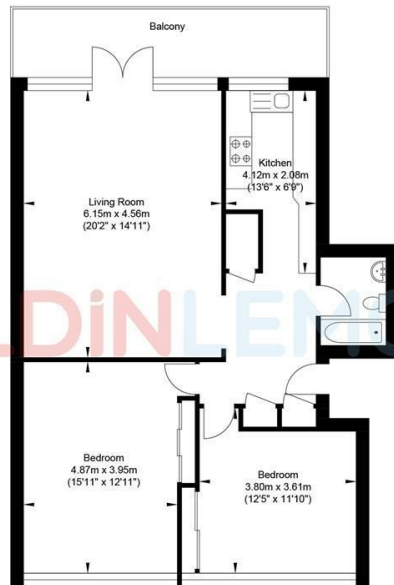
Hovedene on Cromwell Road is ideally located for a wide range of local amenities. Hove Station is within easy walking distance, making it perfect for commuters, while Church Road and Western Road are close by, offering an excellent selection of shops, cafes, bars, and restaurants. Hove seafront is also nearby, providing easy access to the beach and promenade.



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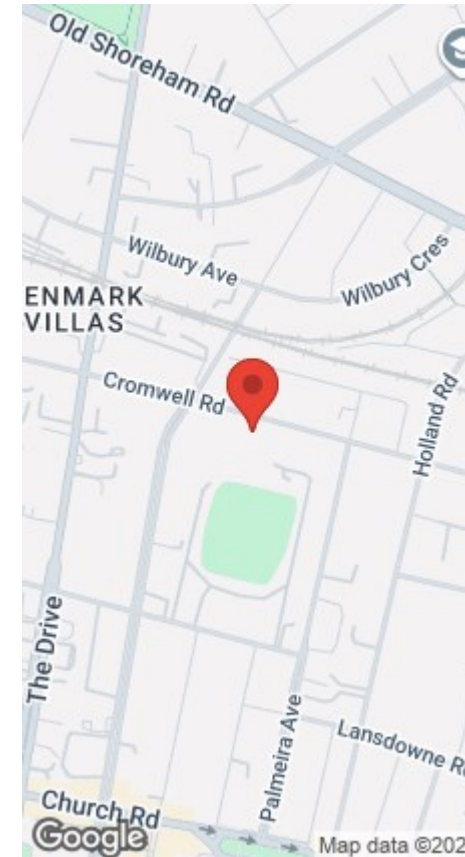
Cromwell Road



Fourth Floor
Approximate Floor Area
874.35 sq ft
(81.23 sq m)

Approximate Gross Internal Area = 81.23 sq m / 874.35 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.