



5 Cromwell Road
Hove, East Sussex, BN3 3EA

Asking Price Of £259,950



Property Features

- Grade 2 listed building
- Fully refurbished throughout
- Top floor flat with stunning views of sea and downs
- Double glazed windows
- Nearby thriving café culture
- 0.2mi walk to Hove station
- Kitchen with integrated A or A+ appliances

Full Description

GENERAL

Communal Period front door to property with tiled hallway with stairs leading to flat. Once over the threshold stairs leading to half landing with cupboard containing water tank for heating and hot water

HALLWAY

Skylight, Entry Phone, Recessed Storage Cupboard, Recessed Spotlights, Casement Window, Ceiling Lighting, Stairs with Glass Balustrade, Electric Radiator, Double Plug Socket

LOUNGE/DINER

16'7" x 12'6" (5.05m x 3.81m)

Fitted Carpet, Recessed Spotlights, 2 x Double Glazed Sash Windows, Electric Radiator, Multiple Plug Sockets

KITCHEN

13' x 7'2" (3.96m x 2.18m)

Fridge/Freezer, 4 Ring Electric Hob with Integrated Oven & Grill Under, Double Glazed Sash Window, Recessed Spotlights, Integrated Microwave, Integrated Dishwasher, High and Low Level Storage Cupboards, Stainless Steel Sink with Drainer Unit, Multiple Plug Sockets, Breakfast Bar, Integrated Washer Dryer

BEDROOM

13' x 7'2" (3.96m x 2.18m)

Electric Radiator, Double Glazed Casement Windows, Fitted Carpet, Recessed Spotlights, Multiple Plug Sockets

SHOWER ROOM

6'5" x 5'3" (1.96m x 1.6m)

Wash Hand Basin with Mixer Tap and Storage Underneath, WC, Electric Heated Towel Rail, Double Glazed Casement Window, Shaving Socket, Mixer Shower with Waterfall Shower Head, Tiled Walls, Recessed Spotlights



PROPERTY INFORMATION

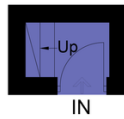
Lease: 125 years from May 2014 Ground Rent: £150 PA Current Annual Service Charge: £1,370 (Dec 2018 - Dec 2019) EPC: G

Council Tax Band: A Residents' Parking Zone: N

We are under obligation to officially disclose any situation that could present a possible conflict of interest between our clients and our company, disclosure of any potential conflict is required to remain fully compliant before negotiations begin. Therefore, please note that this property is owned by an associate of Callaways, they will not participate directly in the sale of the property.

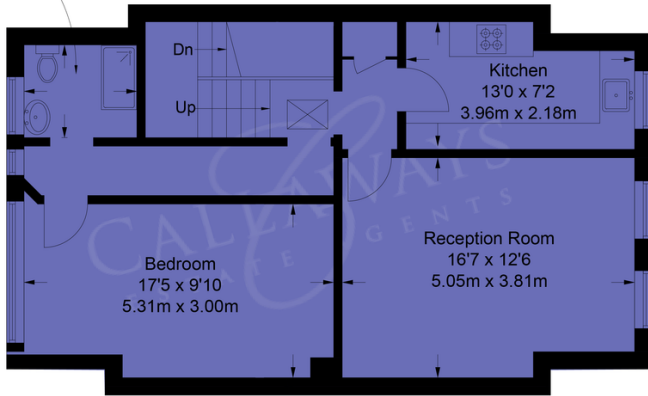
STEP INSIDE

The property lies on the north side of Cromwell Road, virtually opposite Eaton Gardens, just around the corner from Goldstone Villas and The Drive. Step up to the communal stained glass entrance door with its entry phone and feel the grandeur of the Grade II listing. Stairs take you up to the third floor, and once over the threshold, a further flight of stairs takes you up to a spacious landing area offering substantial storage. Directly in front is the kitchen, with a hallway to the right leading to the shower room and bedroom and the door to the main living room. The amount of light from the hall's lofty skylight takes your breath away, supplemented by windows which let in light from the south/north orientation. The bright south facing living room, finished with modern grey carpets and light walls has fantastic views over the rooftops and benefits from the morning sun making this a great space for relaxing before work. The kitchen is also light and airy with an outlook over Eaton Gardens towards the glistening sea. Washing up has never been so pleasurable although there is a dishwasher for those who have better things to do! It has plenty of worktop space as well as an array of built in appliances. There is an integrated electric hob, oven/grill, microwave and dishwasher. The kitchen has plenty of cupboard space as well as a breakfast bar area for dining, or relaxing whilst cooking. Along the hallway where the light from the skylight bounces off the stunning glass balustrade around the landing as you make your way towards the rear of the accommodation and a large double bedroom and the separate shower room.



Third Floor
16 sq ft / 1.5 sq m

Shower Room
6'5 x 5'3
1.96m x 1.60m



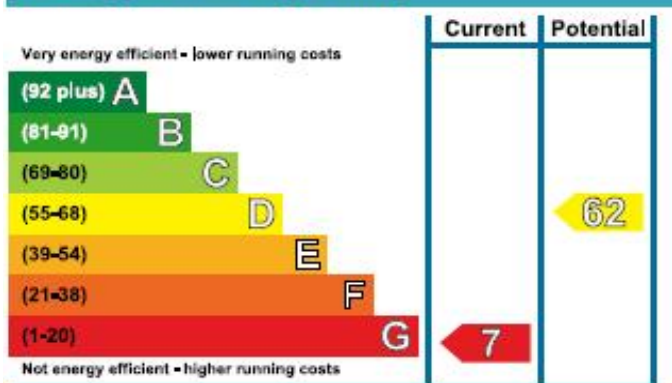
Fourth Floor
663 sq ft / 61.6 sq m

Approximate Gross Internal Area
679 sq ft / 63.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Callaways 2019



Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements