



Cromwell Road, BN3
£300,000-£315,000

ASTON
VAUGHAN

INTRODUCING

Cromwell Road, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room
572 Sq Ft |

With imposing period proportions and a luxury finish, this beautifully refurbished 2 bed, apartment is a must-see. High above traffic on the 2nd floor of a grand 1880's semi-detached villa, inside delivers a sunny, city lifestyle where the elegant living dining room has a period style fireplace and by it, a contemporary kitchen is good to go. The stylish bathroom is right on trend and the two, fabulous double bedrooms are well proportioned for sharers and don't share a wall. Ideal as a home or high end investment it's just 10 mins walk from Hove Station's direct trains to Gatwick and London as well as the fashionable shops, café bars and restaurants of Church Road. Although an exclusive, central location for professionals it would also suit all ages with the cricket ground, tennis courts, playgrounds and outdoor events of St Anne's Wells Gardens (and a primary school) all within walking distance and the sociable Hove Lawns and the beach within a 3 min drive or 15 min on foot. Residents parking permits are available to buy from the Brighton & Hove website, with no waiting list.

Chic, sunny and secure in one of the most sought after areas of the city within walking distance of shops, Hove Station and the sea, this imposing Grade II semi-detached Villa is on Cromwell Road which although has plentiful permit parking, is well connected with bus routes along Cromwell Road, Church Road and the coast road to take you into or out of the city.



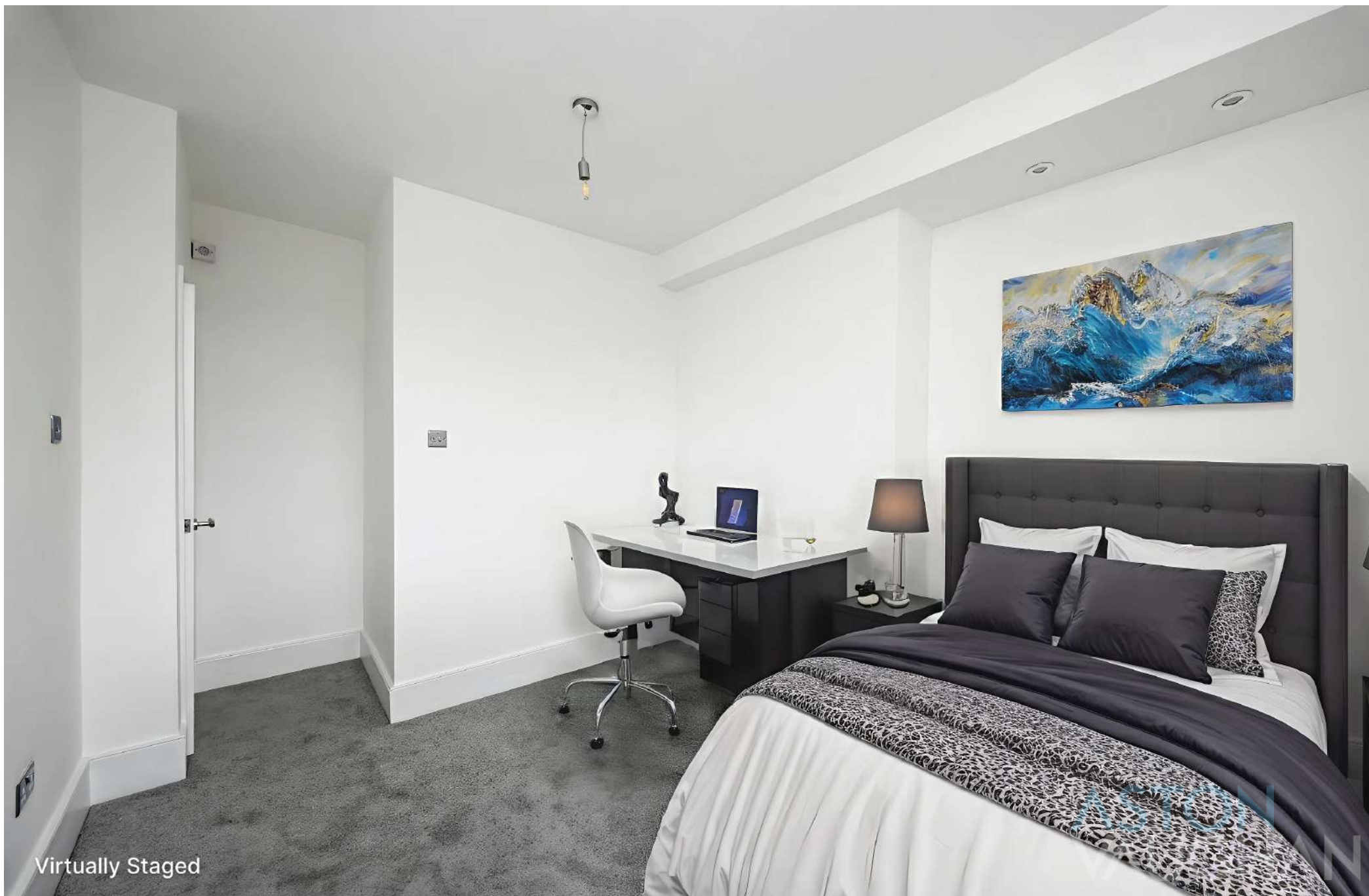


Virtually Staged

ASTON
VAUGHAN



Virtually Staged

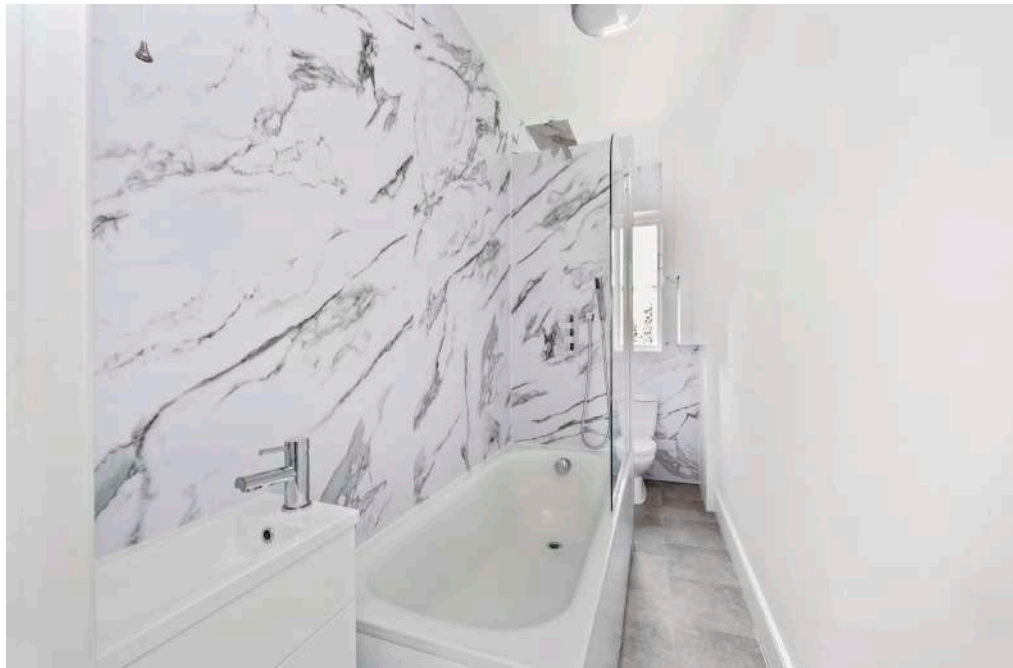


Virtually Staged

Beautifully refurbished, this generous apartment has great storage, including in the hallway. Looking south for the sun and tree top views towards the sea, the elegant living dining room is an inviting retreat with 4.88 x 3.83m (16'0 x 12'6) in which to relax or entertain. The ceiling soars, luxuriant carpet is underfoot and there's a stately period style fireplace to enjoy.

Just off the living room, the stylish kitchen is sociable but doesn't dominate the living space. Skilfully planned with streamlined units delivering ample storage it has a high spec finish, and everything flows from the central, touch induction hob and oven beneath a hood.

Quiet and comfortable at the back of the building, the first of the double bedrooms has an alcove for wardrobes and calm decoration. With 4.19 x 3.0m (13'8 x 9'10) of floorspace you're spoilt for choice of a principal room and next door, the marbled bathroom is a beauty with natural light where touches of luxury include a dual head shower above the bath and warming rails for towels. At the front of this substantial building, the second double bedroom is a sun-lit retreat with leafy views, restful décor and fitted wardrobes to fill.



Vendor's Comments:

"Inside, the apartment is restful and light with plenty of space to spread into and for friends to stay. The location couldn't be better tucked away from tourists but within a short walk of the sea, great amenities and the station to London – and as buses to take you along the coast or to the National Park you really don't need a car here. Hove Station is 2 mins by cab if you have lots of luggage, or a short walk, and has a parade of shops by it which include cafes and a bistro pub so you can choose where to meet after work! There's also a convenience store close by. This is a great place to live with water sports, sociable Hove Lawns and St Anne's Wells on the doorstep, all with readymade communities to welcome you if you're new to the city, and if you're professionals or a growing family, good local schools and major employers are easy to reach."

Good to Know:

Great central location

Walking distance of shops, stations & sea

Major employers easy to reach

Good school catchment

Education:

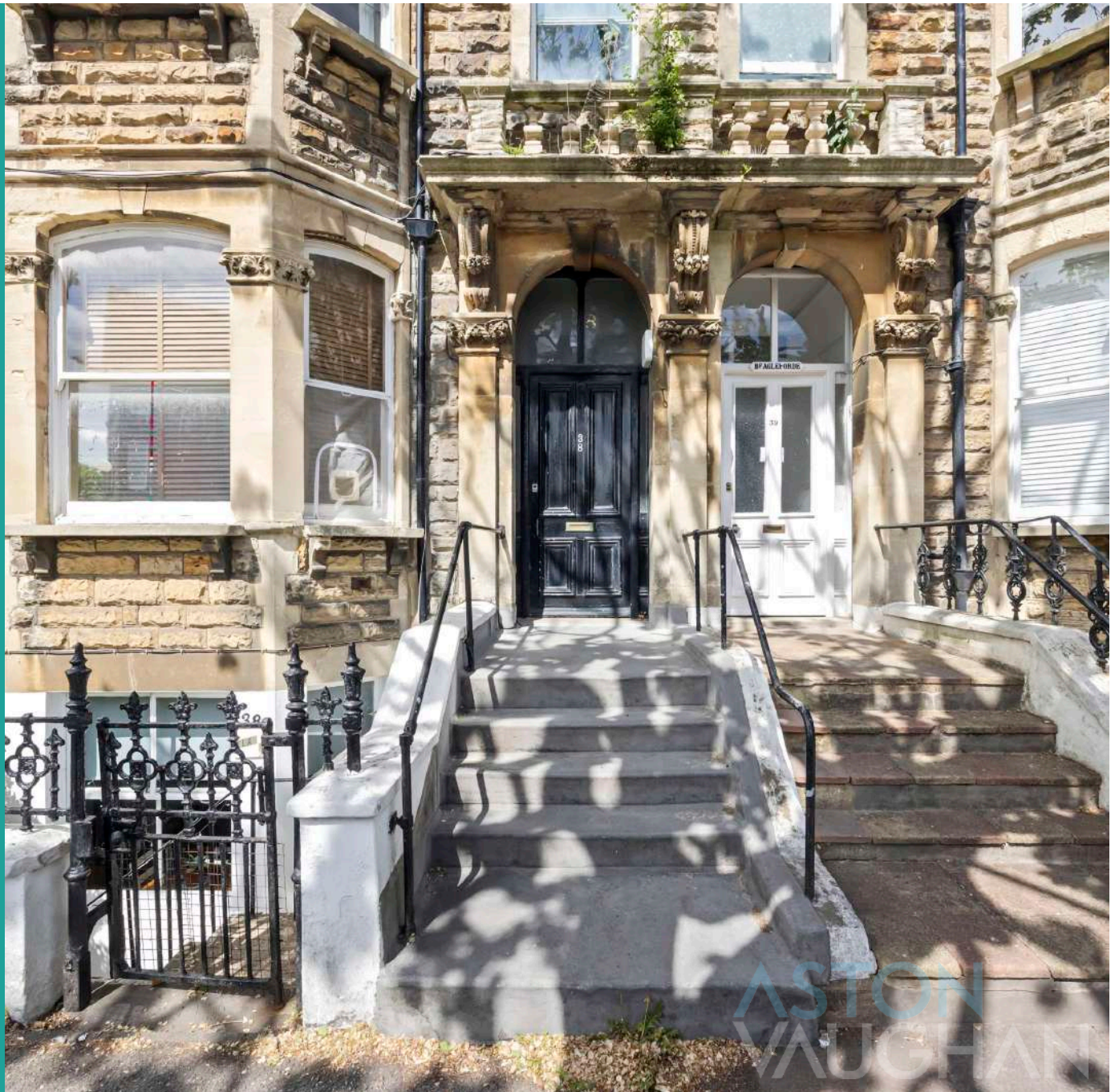
Brunswick Primary School

Cardinal Newman, Hove Park secondary schools

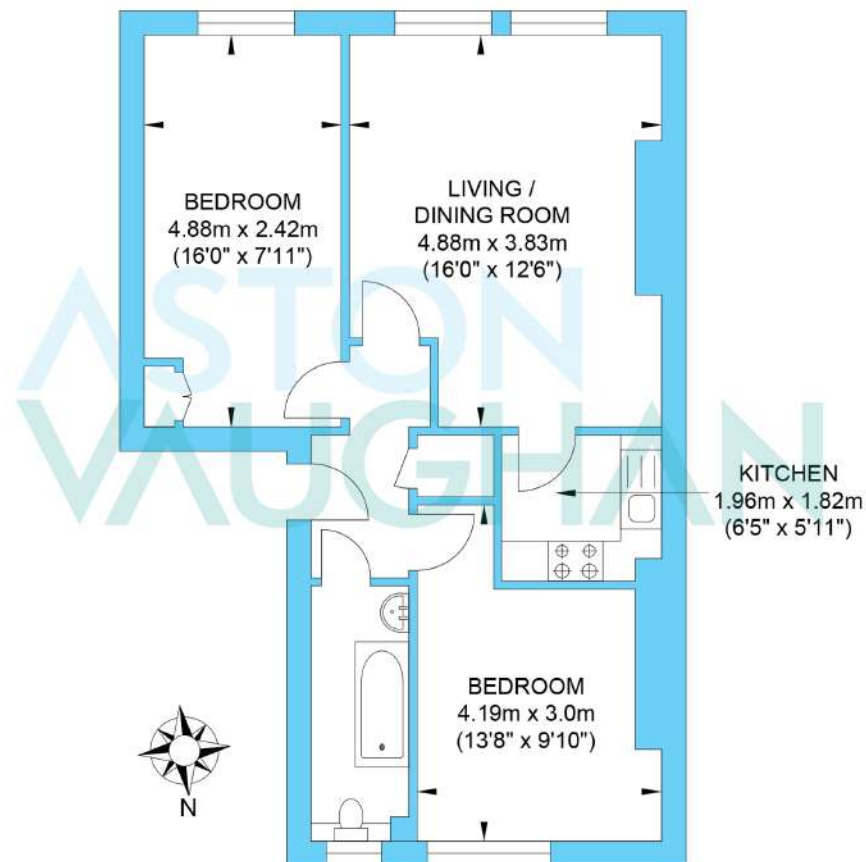
6th forms at Hove Park, BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton Girls, Roedean

Close to the beach and Hove Lawns, which have friendly communities of dog walkers, runners, keep-fit clubs and festival events, and the great shopping, restaurants and theatres of Church Road, this fabulous property is ready to move into. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove and both Brighton and Hove Stations, with direct links to Gatwick and London, are easy to get to.



Cromwell Road



Second Floor Flat
Approximate Floor Area
572.42 sq ft
(53.18 sq m)

Approximate Gross Internal Area = 53.18 sq m / 572.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.