

## THE CHROME WORKS

HOVE, BN3 7RJ

LEASEHOLD

Guide Price £300,000 - £325,000. Fantastic top floor apartment in modern purpose built building moments from Hove Mainline Station and Hove Park. This superb apartment benefits from good sized rooms, plenty of natural and far reaching rooftop views across Hove. Additional features of the building include secure underground allocated parking, pretty communal gardens, secure bike storage, underfloor heating and two passenger lifts. The beautifully presented accommodation comprises; double bedroom with fitted wardrobes, modern bathroom and lovely double aspect open plan living space. The spectacular roof terrace, accessed via sliding doors offers plenty of space for dining and with impressive far reaching views.

This extremely popular location will appeal to many, perfectly positioned to access surrounding local amenities along with great public transport to surrounding areas including Hove Mainline Station providing regular and direct links to London.

\*Please note some of this property's images have been edited to include virtual furnishings\*

Nicholas  
James

SALES LETTINGS AUCTIONS

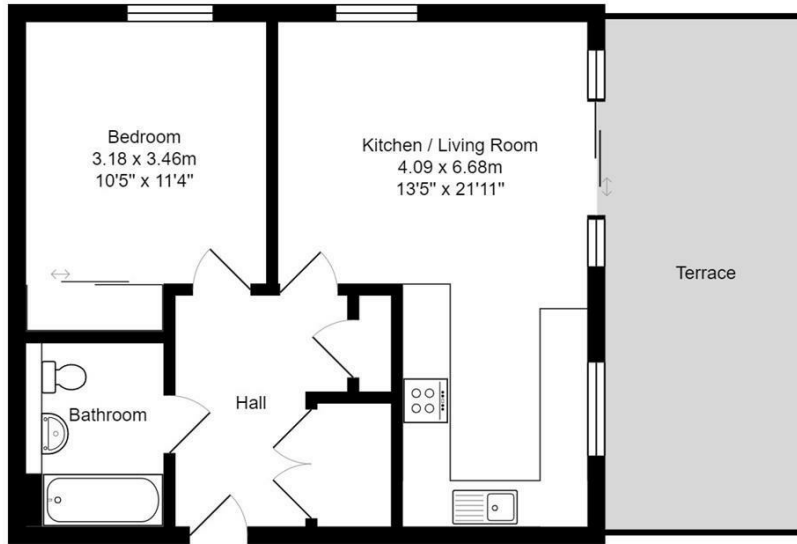




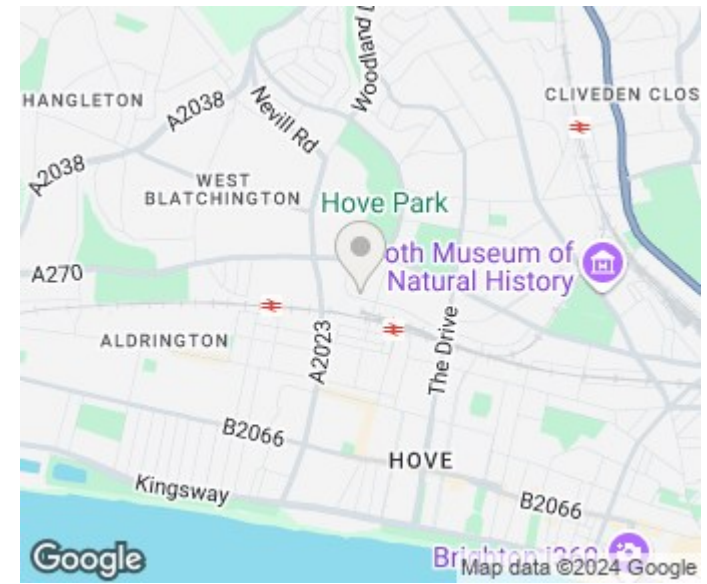








The Chrome Works  
 Total Area: 48.0 m<sup>2</sup> ... 517 ft<sup>2</sup> (excluding terrace)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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