

## 31 CROMWELL COURT

HOVE, BN3 3EF

£380,000  
SHARE OF FREEHOLD

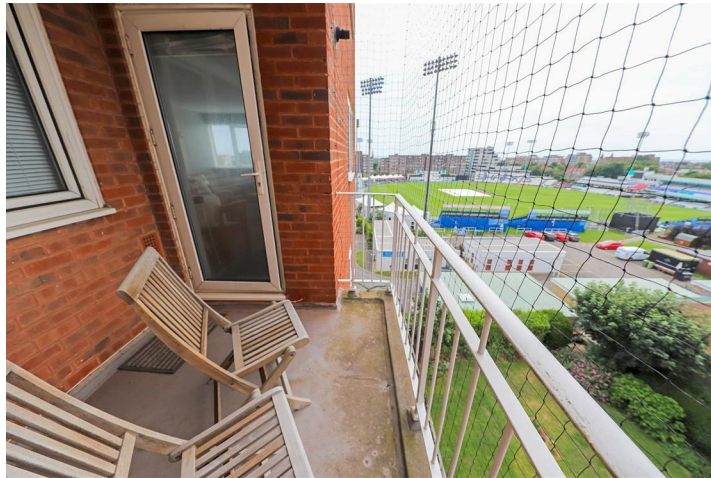
Fantastic fifth floor apartment with garage and superb south facing views over Hove Cricket Ground, towards the sea. This superb apartment benefits from good sized rooms, a lovely layout and plenty of natural light, all combining to create a real sense of space throughout. The well presented accommodation comprises; double aspect lounge with south and west facing windows, separate kitchen, two double bedrooms and modern bathroom. The west facing balcony offers the perfect spot to enjoy far reaching views and the afternoon sun. Additional benefits include share of freehold and no onward chain.

Located perfectly to enjoy all the City has to offer with popular shops, cafes and restaurants close by in almost every direction, most noticeably Church Road and Seven Dials. Hove seafront is easily accessible as are Brighton & Hove mainline stations offering regular and direct lines to London.

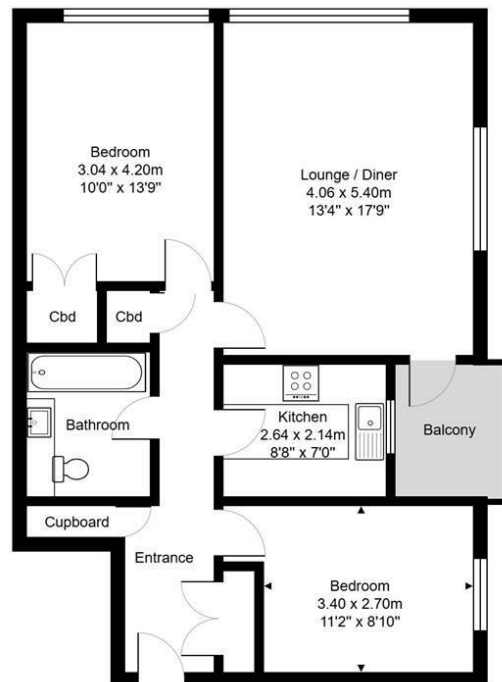
**Nicholas  
James**  
SALES LETTINGS AUCTIONS

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









Cromwell Court, 89, Cromwell Road, Hove, BN3 3EF

Total Area: 74.2 m<sup>2</sup> ... 799 ft<sup>2</sup>

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>	72	78
(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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