



Hovedene, Cromwell Road, Hove, BN3 3EH

welcome to

Hovedene, Cromwell Road, Hove

A spacious two double bedroom apartment with a covered south-facing balcony overlooking Sussex County Cricket Ground, allocated underground parking and a share of the freehold. Offered with vacant possession and no onward chain, and ideally located close to Hove station and the seafront.



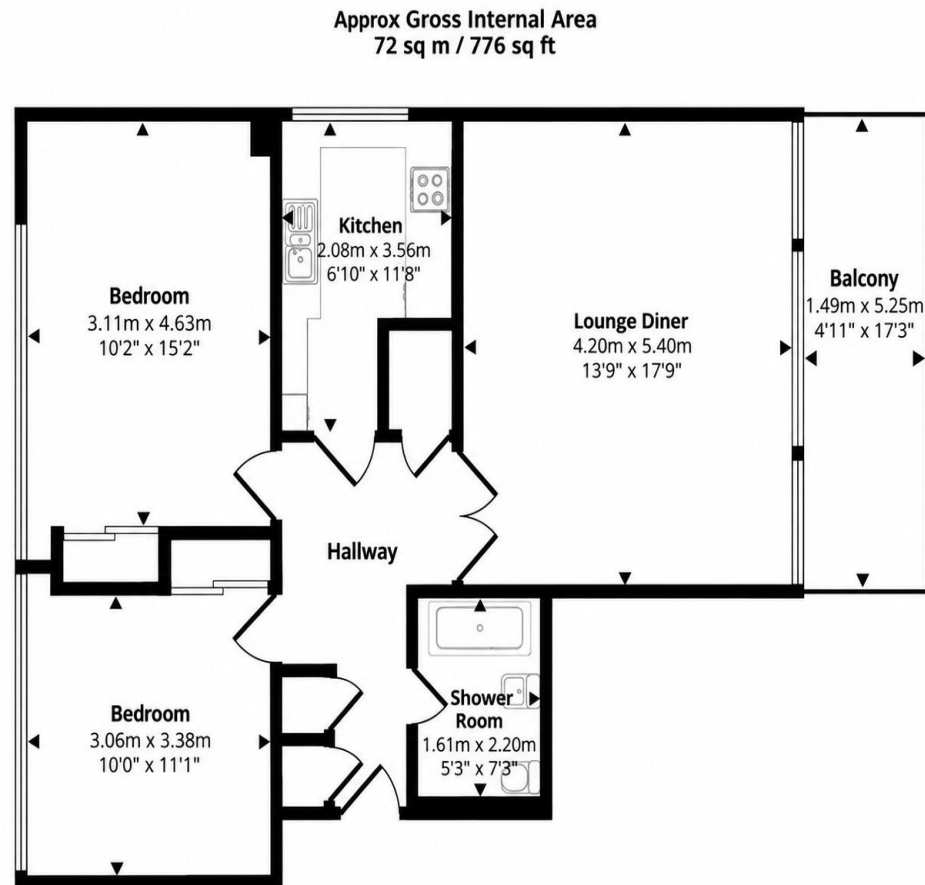
A spacious two double bedroom purpose-built apartment with a covered south-facing balcony enjoying stunning views over Sussex County Cricket Ground and out to sea, together with allocated underground parking and a share of the freehold.

Offered for sale with no onward chain, this impressive apartment presents a rare opportunity to acquire a home with uninterrupted views across Sussex County Cricket Ground. The property has been well maintained and is presented in good order throughout, whilst still offering scope for a purchaser to modernise and personalise to their own taste if desired.

Ideally positioned within the sought-after Hovedene development on Cromwell Road, adjacent to The Drive, the apartment is conveniently located just a short walk from Hove mainline railway station, providing direct links to London and excellent east and westbound services. Hove seafront, a variety of shops, cafés, restaurants and leisure facilities are all within easy reach, while highly regarded schools catering for all age groups are well represented throughout the city.

A secure communal entrance leads to a well-maintained entrance hall with lift and stair access. .

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This floorplan is for illustrative purposes only and is not to scale.
Measurements are approximate and should be used as a guide only.

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Hovedene Cromwell Road, Hove

- Sheltered Balcony
- South Facing
- Views of Cricket Ground
- Close to Hove Station
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 139 years from 14 Mar 2013.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000

view this property online fox-and-sons.co.uk/Property/CRH110590



Property Ref:
CRH110590 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



fox & sons



01273 820280



Hove@fox-and-sons.co.uk



161 Church Road, HOVE, East Sussex, BN3 2AD



fox-and-sons.co.uk