



Cowdray Court, Cromwell Road

Hove

Guide Price £250,000 – £260,000



## Cowdray Court

Hove

Located in central Hove a short distance from the Sussex County Cricket Ground, a well-presented, PURPOSE-BUILT ONE BEDROOM, THIRD FLOOR APARTMENT.

Set on the third floor of a well-considered purpose-built block, this bright and welcoming apartment offers a well-balanced layout with plenty of natural light throughout.

The reception room is a comfortable space with room for both relaxing and dining, while the separate fitted kitchen is well-proportioned and can accommodate a breakfast bar.

The double bedroom is generously sized, and the bathroom is fitted with a shower over the bath. A charming home in a sought-after location.

### **In the Local Area**

The vibrant café culture, shops, bars, and restaurants of Western Road, Church Road, and Seven Dials are all within easy reach, while Hove Lawns and the seafront are just a short stroll away.





Nearby green spaces, including St. Ann's Well Gardens, Dyke Road Park, and Hove Park, provide everything from an open-air theatre to tennis courts. Hove mainline station is approximately half a mile away, offering convenient links to London and Gatwick, with regular bus services running into central Brighton.

#### **Further Information**

Cromwell Road is situated in Permit Zone O. The council tax band is A, currently charged at £1,719.63 for 2026/27. EPC Rating - TBC

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

Tenure: Leasehold

Unexpired term on lease - 110 years

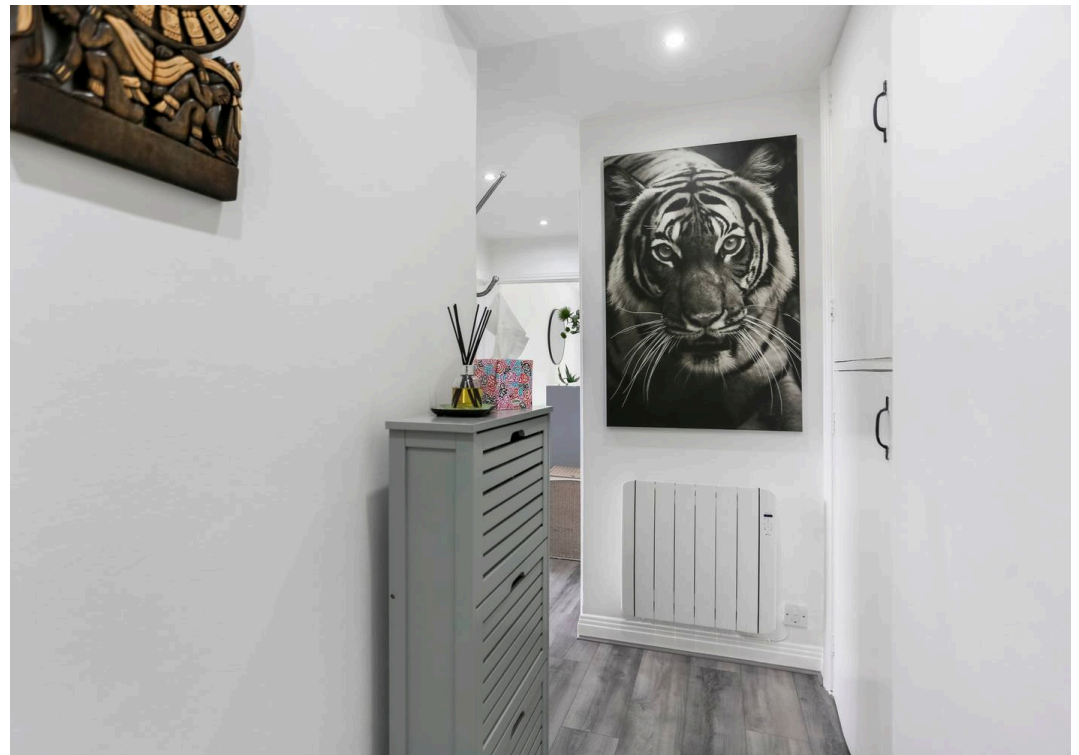
Service Charge - £1,448 pa

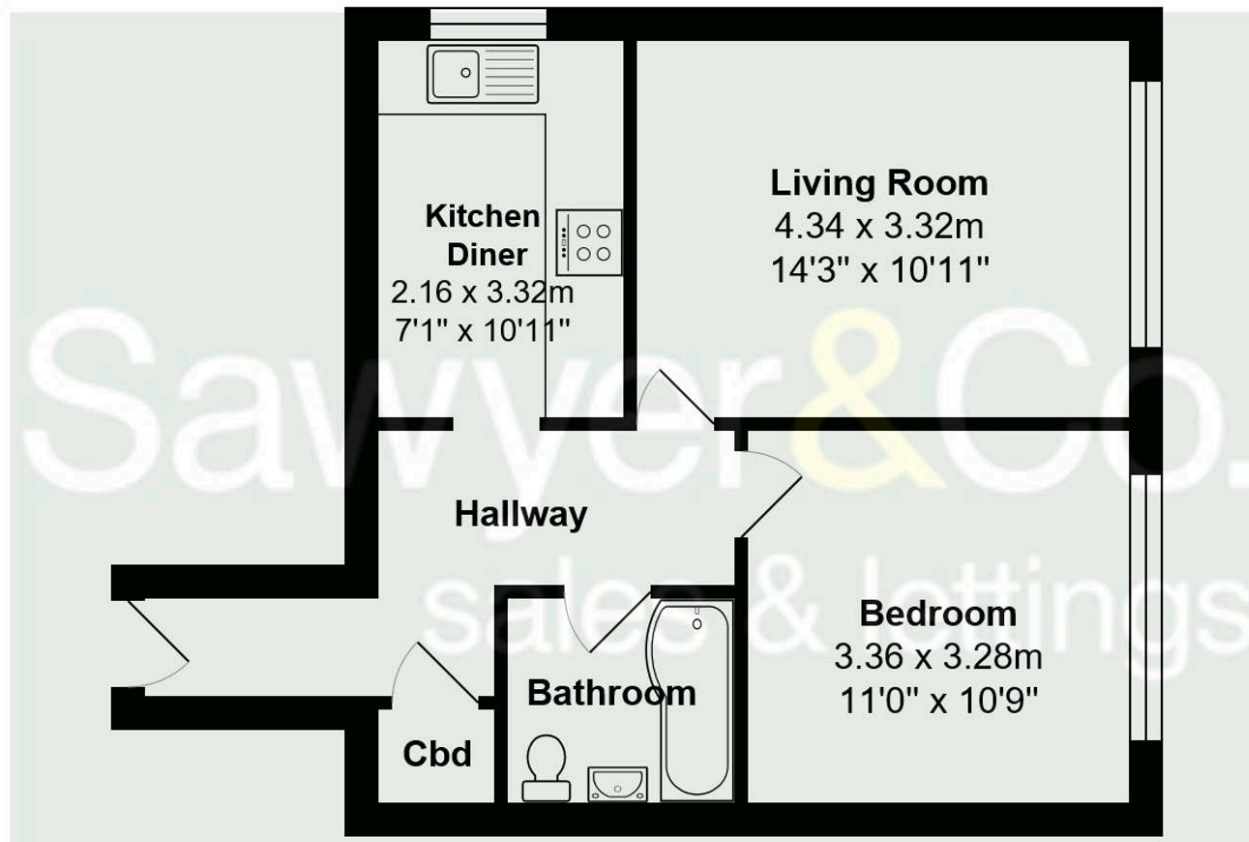
Ground Rent - £250pa

Reserve Fund - £1,248.28 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 46.3 m<sup>2</sup> ... 498 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.