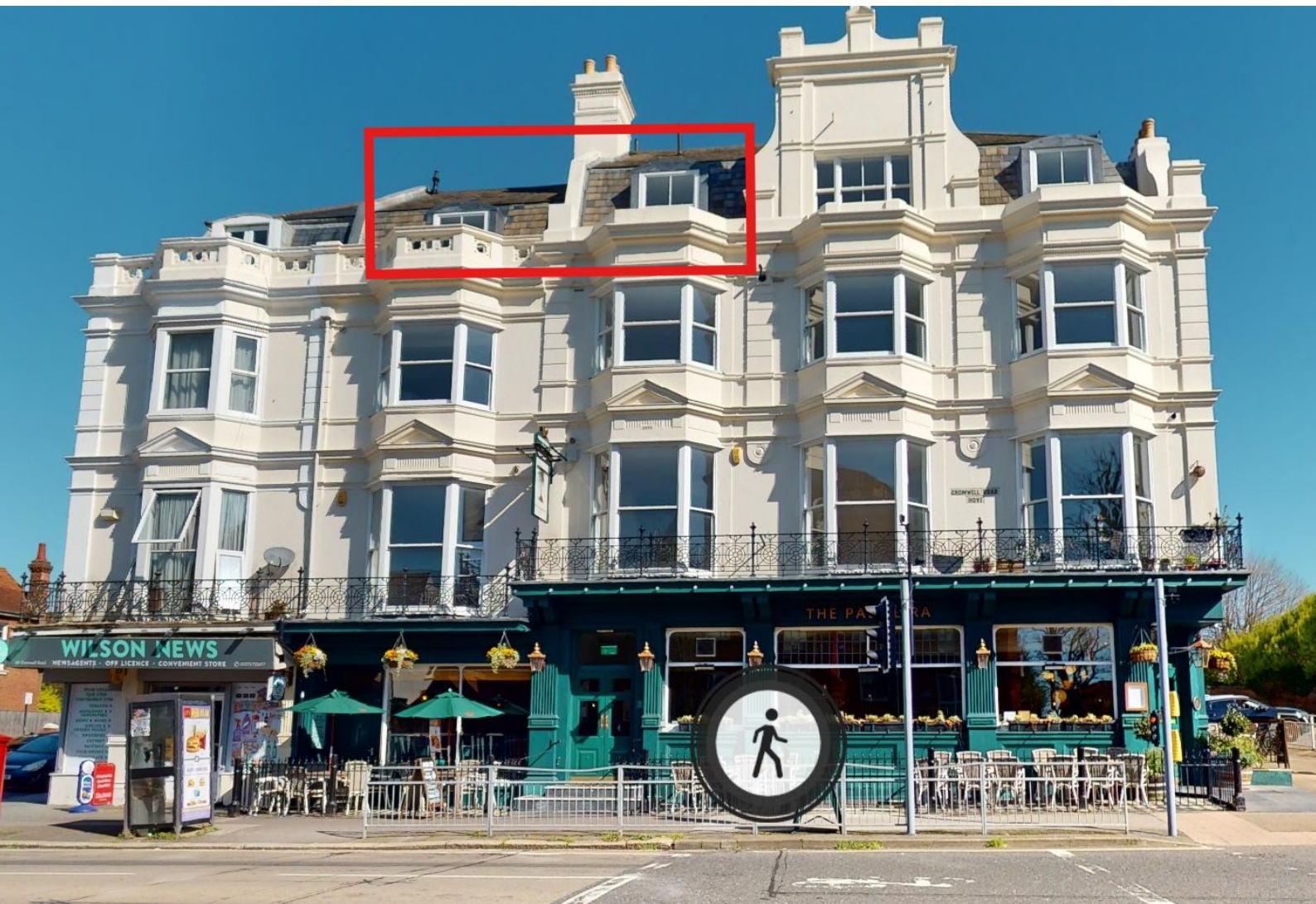


**FOR SALE VIRTUAL FREEHOLD – GUIDE PRICE: £260,000**  
**ONE BEDROOM FLAT WITH OPEN PLAN KITCHEN/LIVING ROOM**  
**FLAT 7 ABOVE THE PALMEIRA PH, 70-71 CROMWELL ROAD,**  
**HOVE, BN3 3ES**



- Third floor one-bedroom flat located within the elegant seaside town of Hove.
- Well-configured accommodation extending to approx. 62 sq m (664 sq ft) with open-plan kitchen/living room.
- Prominent position on Cromwell Road close to Hove Station, Hove Lawns and Sussex County Cricket Ground.
- Surrounded by cafés, restaurants, shops, schools and leisure facilities, with excellent transport links to Brighton, Shoreham and London.

## Location

Hove is a vibrant coastal district forming part of the wider Brighton & Hove conurbation in East Sussex. It lies approximately 50 miles south of London and benefits from excellent transport connections. Hove railway station is located around 0.6 miles north of the subject property and provides regular services to Brighton in under 5 minutes and to London Victoria in approximately 70 minutes. The area is also served by frequent bus routes along Cromwell Road, Church Road and Western Road, linking to Brighton city centre, Shoreham and surrounding districts.

The subject property is located on a prominent position on Cromwell Road. The surrounding area comprises a mix of residential housing, schools, offices, and retail amenities, together with leisure facilities such as Sussex County Cricket Ground and the Hove Lawns. Nearby commercial occupiers include independent cafés, restaurants, and shops, together with larger operators along Western Road and Church Road, with Brighton city centre located approximately one mile to the east.

## Property Description

Third-floor flat within an elegant mid-1880s Victorian building, positioned above a traditional public house at ground-floor level. The property forms part of an attractive period structure of brick construction, featuring rendered elevations, white-framed sash windows and a series of slate-covered pitched roofs. The building retains much of its original Victorian character, contributing to the charm and architectural appeal of the wider streetscape.

## Accommodation

The flat is located above the Palmeira PH on Cromwell Road and is accessed from the rear of the property via an internal staircase. The accommodation is arranged across the top floor and extends to approximately 62 sq m (664 sq ft). The layout features an open-plan kitchen/living area measuring 14'4" x 16'6", providing generous space for everyday living. A small stepped hallway leads to a well-proportioned double bedroom of 14'4" x 11'9". The property also includes a large separate bathroom/WC measuring 11'2" x 9'1", fitted with both a walk-in shower and a bath. Overall, the flat offers well-configured accommodation in a highly convenient Hove location.

## Tenure

Virtual freehold, held on 999-year lease, subject to a peppercorn ground rent and standard service charge provisions.

## Planning & Development

The property is within the Willett Estate conservation area.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?m=RFf4p4GtiYu&help=1>

## Viewings

A block viewing will be arranged in due course. If you'd like to be included on the viewing list, please send us an email with your contact details.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



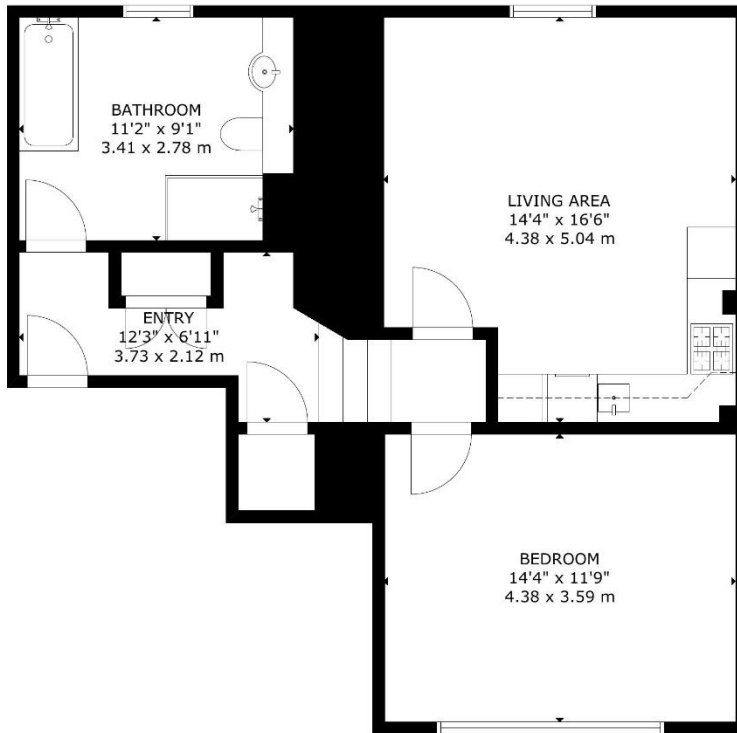
Contact: Richard Tole  
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Contact: Harry Downen  
Tel: 07534620899  
Email: harry@wtsccommercial.co.uk



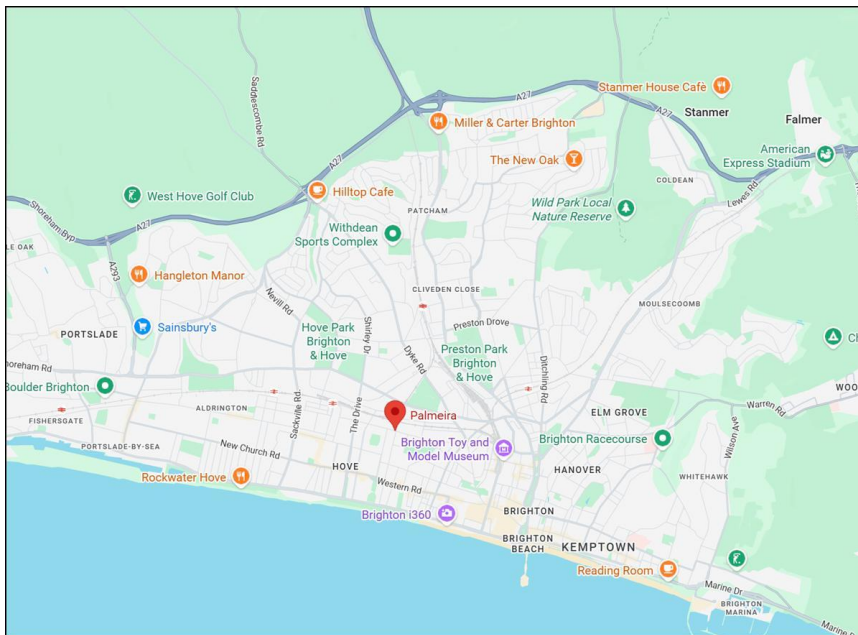
**Floor Plan**



GROSS INTERNAL AREA  
TOTAL: 62 m<sup>2</sup>/664 sq ft  
GROUND FLOOR: 62 m<sup>2</sup>/664 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

**Location Plan**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

