





A WELL PRESENTED two bedroom second floor flat in a CONVERTED GRADE II LISTED BUILDING on HOVE'S FINEST SEAFRONT SQUARE. The accommodation comprises WEST ASPECT OPEN PLAN LIVING ROOM, FITTED KITCHEN AREA, EN SUITE BATHROOM, SHOWER ROOM, VIEWS TO THE SEA, SHARE OF FREEHOLD, EPC D.

- VIRTUAL REALITY AND FLOORPLAN
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- WEST ASPECT LOUNGE/DINING/KITCHEN
- FITTED KITCHEN AREA
- TWO DOUBLE BEDROOMS
- EN SUITE BATHROOM + SHOWER ROOM
- VIEWS TO THE SEA
- PERIOD FEATURES
- SHARE OF FREEHOLD







## SECOND FLOOR

### ENTRANCE HALL

Split level, recessed downlighting, loft hatch, storage cupboard, security entry phone system, radiator.

### LOUNGE/DINING ROOM

Three West aspect sash windows with folding wooden shutters to sides, views over Brunswick Square gardens to the sea, ceiling coving, picture rail, feature fireplace with wooden mantle and tiled cast iron inset and stone hearth, wooden flooring, two radiators.

### KITCHEN

Granite worktops with coloured glass splashbacks and cupboards and drawers under, larger cupboard, circular stainless steel sink and drainer with mixer tap, electric oven, microwave oven, five ring gas hob, two ring electric hob, washing machine, fridge, freezer, ceiling spotlights, wooden flooring.

### SHOWER ROOM

Fitted with white suite comprising tiled shower cubical with 'Mira' electric shower, wash hand basin with mixer tap and tiled splashback, low level close coupled WC, mirror fronted medicine cabinet over, ceiling spotlights, chrome ladder style heated towel rail, extractor fan.

### BEDROOM 2

East aspect window, ceiling coving, radiator.

### BEDROOM 1

Double aspect, two sash windows, ceiling coving and spotlights, cupboards, one housing boiler, radiator, door to:

### EN SUITE BATHROOM

Fitted with white suite comprising panelled bath with wall mounted taps, shower head over and screen to side, wash hand basin with mixer tap and fitted mirror over, low level close coupled WC, glass shelf and mirror fronted medicine cabinet, ceiling coving, tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

### ADDITIONAL INFORMATION

Lease - Share of Freehold - 125 years from 1986 -

Maintenance - £2,098 P.A.

Ground Rent - £30

Council Tax Band D - £2,338.06

SECOND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



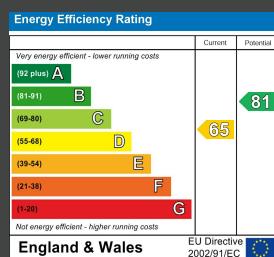
TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: D**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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