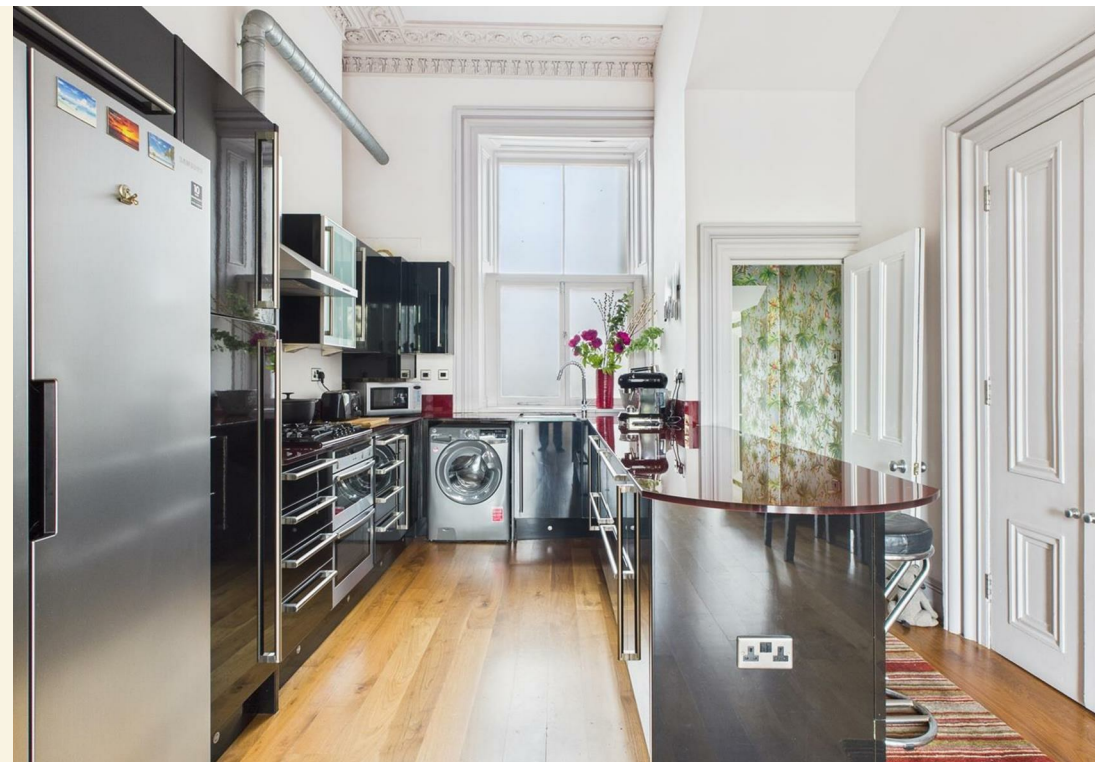
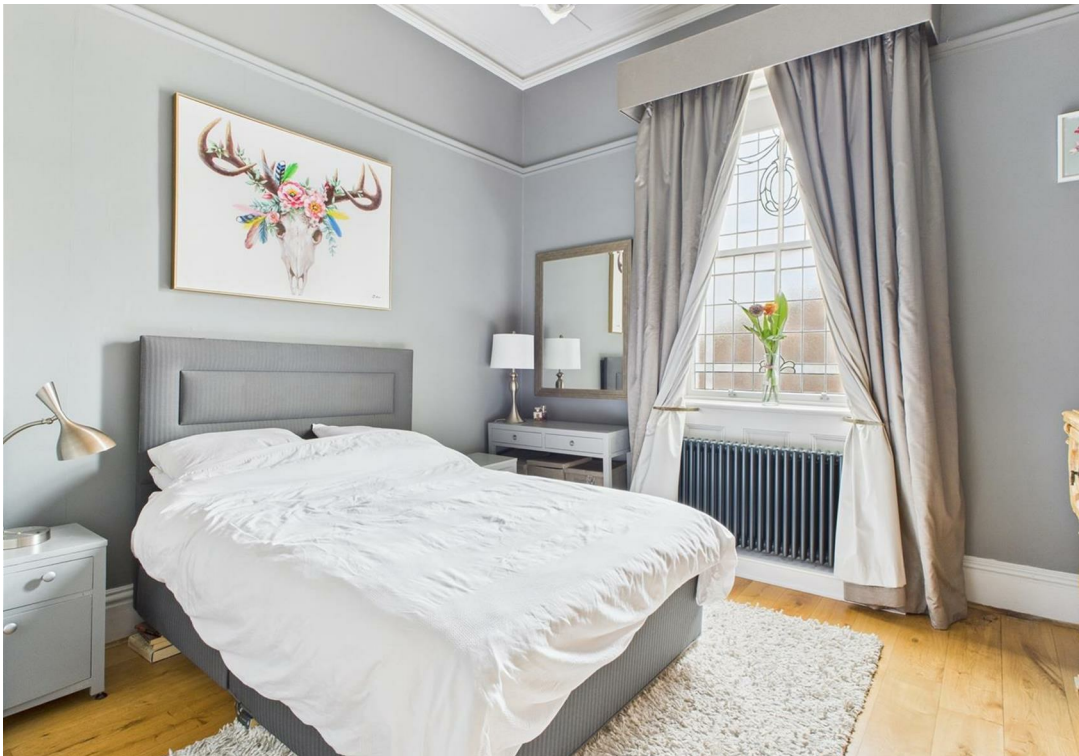




A RARE OPPORTUNITY to purchase a FIRST FLOOR BALCONY APARTMENT in a CONVERTED GRADE I LISTED building with views over a HISTORIC SEAFRONT GARDEN SQUARE. Situated in SOUGHT AFTER BRUNSWICK TOWN within close proximity to THE LANES, CITY CENTRE and local amenities such as SHOPS, BARS and RESTAURANTS.

- SPACIOUS FIRST FLOOR BALCONY APARTMENT
- SHARE OF FREEHOLD
- CONVERTED GRADE I LISTED BUILDING
- CONSERVED PERIOD FEATURES
- HOVE'S FINEST SEAFRONT SQUARE
- VIEWS OVER SQUARE GARDENS TO THE SEA
- BEAUTIFUL AND STYLISHLY PRESENTED THROUGHOUT
- 22' x 19'10 STYLISH LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- A MUST VIEW PROPERTY TO APPRECIATE





## FIRST FLOOR

### RECEPTION HALL

Measuring 14'2 x 9'5"

Formerly BEDROOM 2 and ENTRANCE HALL.

Split level, South aspect, Three tall frosted glass sash windows, clear pane sash window, leaded light sash window, ceiling spotlights, ceiling coving, worktop with cupboard under, day bed with storage under, bespoke stainless steel railing to stairs giving a modern twist, newly carpeted, column radiator.

### LOUNGE/DINING ROOM

Measuring 22'7" x 19'10"

Three floor to ceiling windows with folding wooden shutters to sides, high ceiling, views over Brunswick Square Gardens to the sea, ornate ceiling coving and rose, picture rail, feature working fireplace with wooden mantle and stone hearth, decorative beading to walls, Canadian Maple wood flooring, two radiators with decorative covers.

### KITCHEN

Measuring 14' x 11'6"

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, coloured glass worktops with splashbacks, inset stainless steel sink unit with pull out mixer tap, electric double oven, five ring gas hob with coloured glass splashback and stainless steel extractor hood over, plumbed space for washing machine, space for American style fridge/freezer, ornate ceiling coving and rose, dimmable spotlights, wall mounted cupboard housing boiler, storage cupboard, Canadian Maple wood flooring, radiator with decorative cover, opaque West aspect window.

### BALCONY

Full width, stunning views over Brunswick Square Gardens to the sea, Hove Lawns and West Pier, black wrought iron railings.

### SHOWER ROOM

Fitted with white suite comprising slate tiled walk in shower cubicle with fixer head and massage jets, wash hand basin with mixer tap set on wooden worktop, low level close coupled WC, recessed downlighting, full width mirror to one wall, mirror fronted medicine cabinet, extractor fan, chrome ladder style heated towel rail, part tiled walls in grey slate, slate tiled floor, door with ornated leaded light coloured glass panel frosted glass window with air ventilator and shelf under.

### BEDROOM

West aspect leaded light sash window, ceiling coving, picture rail, baterning across ceiling, feature fireplace with wooden mantle and tiled inset, fitted wardrobes with cupboards over, storage cupboard to chimney recess, pine wood flooring, stripped wood door with ornate leaded light coloured glass panel, black column radiator.

### HISTORY

Brunswick Square is a prime example of Regency architecture, previously forming part of the Wick Estate and used for brick manufacture, the area was developed to the designs of Charles Busby, construction began in 1825 and was completed by 1842. The square is made up of 59 buildings, numbers 1 and 9 remain as whole houses, 13 is The Regency Town House Museum and number 11 The Brunswick Hotel, 33a being hidden behind 33 in the North/West corner. The square is Grade I Listed, set around a lovely garden and is painted every 5 years making it one of the best kept squares in the city.

### ADDITIONAL INFORMATION

Lease - Share of Freehold - 999 years from 25th March 2017

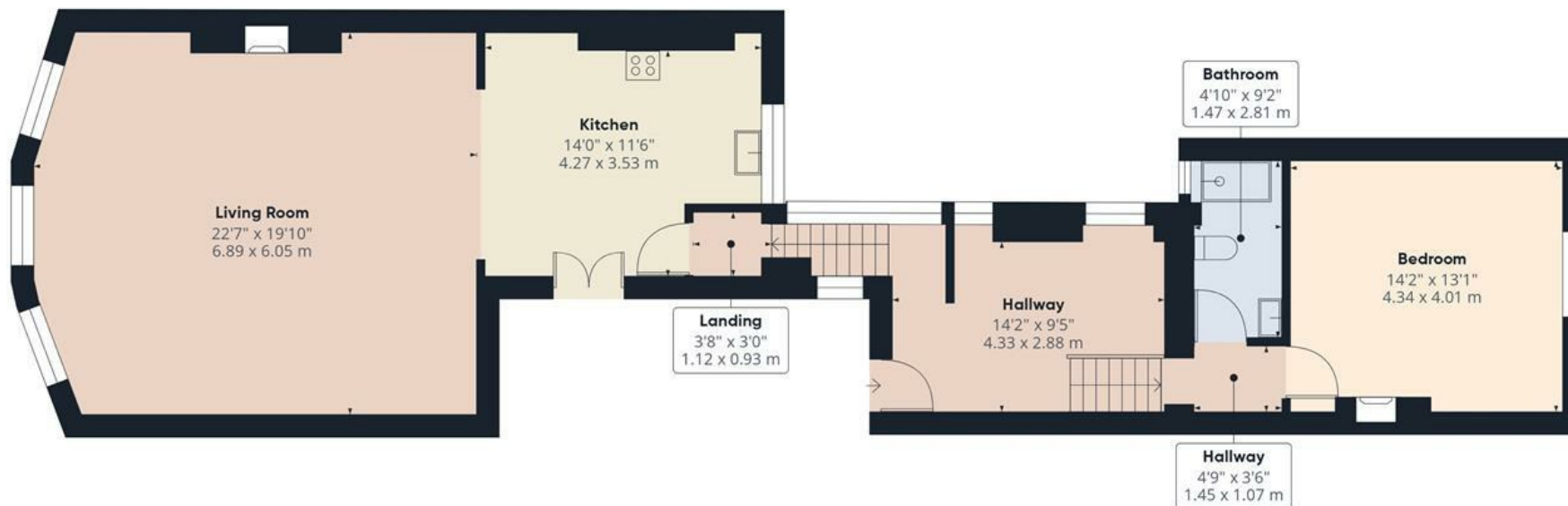
Maintenance - Approximately £4,000 per year

Ground Rent - £0

Council Tax Band D - £2,455.79

EPC E.

No ongoing chain.



Approximate total area<sup>m</sup>

1008 ft<sup>2</sup>

93.7 m<sup>2</sup>

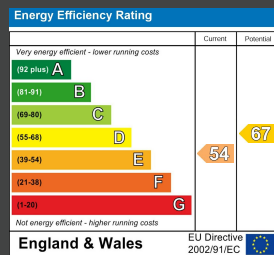
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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