



38A BRUNSWICK SQUARE, HOVE, BN3 1EE

LEASEHOLD - SHARE OF
FREEHOLD £550,000



Nestled in the charming Brunswick Square area of Hove, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, providing an inviting area for relaxation and entertaining guests.

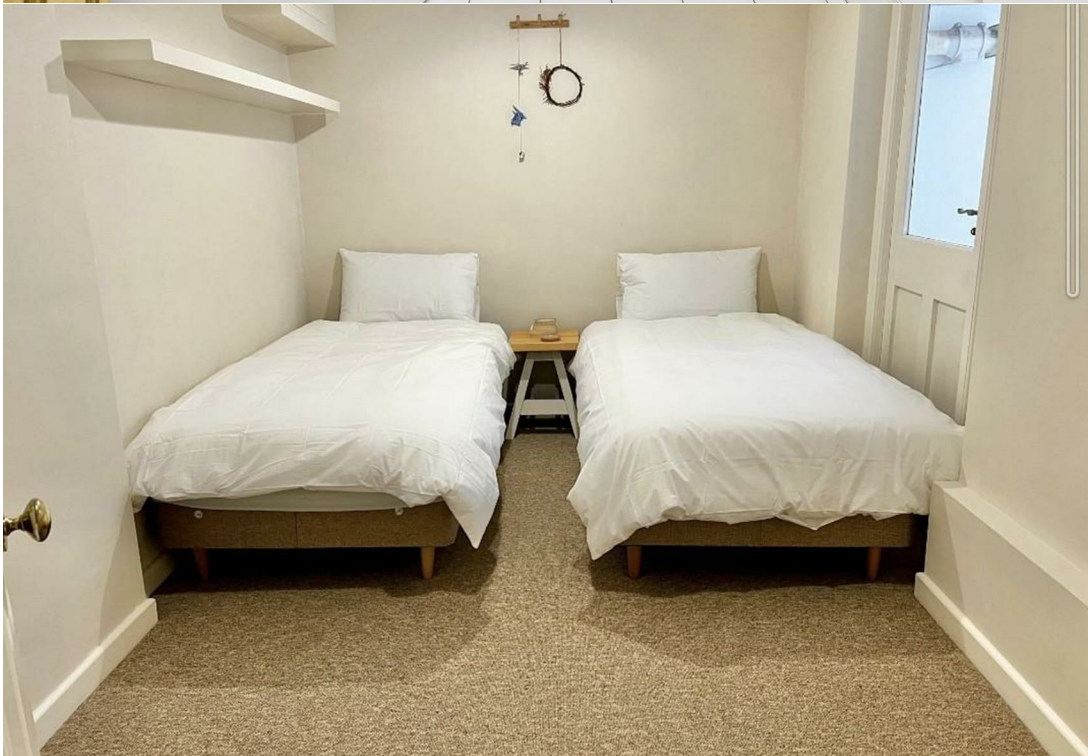
The property boasts a bathroom and shower room, ensuring that both residents and visitors can enjoy privacy and ease. The layout is thoughtfully designed, allowing for a seamless flow between the living spaces, making it a perfect retreat after a busy day.

Brunswick Square itself is a picturesque location, known for its beautiful Grade I Listed architecture and proximity to the vibrant seafront. Residents can enjoy leisurely strolls along the beach, as well as easy access to local shops, cafes, and restaurants that Hove has to offer. The area is well-connected by public transport, making it convenient for commuting to nearby cities. There is a great community in Brunswick Square with a facebook group and there is even a garden group all residents can join.

This flat presents an excellent opportunity for those looking to embrace the coastal lifestyle while enjoying the comforts of modern living. With its appealing features and prime location, this property is not to be missed.

- STYLISH AND BEAUTIFULLY PRESENTED
- TWO BEDROOM FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 19' x 16'8" LOUNGE/DINING ROOM
- 27' FITTED KITCHEN/BREAKFAST ROOM
- BATHROOM + EN SUITE SHOWER
- SHARE OF FREEHOLD
- OWN STREET ENTRANCE
- VIEWING HIGHLY RECOMMENDED





LOWER GROUND FLOOR

ENTRANCE HALL

Dado rail, radiator, decorative open archway to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden work tops with painted tunnel and groove splashbacks, twin ceramic sink with mixer tap, electric oven, gas hob with stainless steel extractor hood over, washing machine, fridge/freezer, space for further appliance, recessed downlighting, tiled floor, radiator.

LOUNGE

Two sash windows, ornate ceiling coving, feature ornate fireplace mantle with marble insert and hearth, laminated wooden flooring, stripped wood door with etched glass panes with frosted window over.

BATHROOM

Fitted with white 'Rocca' suite comprising corner bath with mixer tap and shower attachment, wash hand basin with cupboard under, low level WC with concealed cistern, work top with shelving under, ceiling spotlights, clothes airer, extractor fan, part tiled walls, tiled floor, stripped wood door with etched glass panes.

BEDROOM 1

Sash window, glass pane door with windows to sides to PATIO, storage cupboard housing boiler, laminated wood flooring, two radiators. bi fold door with etched glass panes to:

EN SUITE SHOWER/DRESSING ROOM

Tiled shower cubicle, wardrobes with mirror fronted doors and shelving and drawer units. recessed downlighting, extractor fan, tiled floor, radiator.

BEDROOM 2

Glass pane door with window to side to PATIO, shelving, radiator.

EXTERNAL

REAR PATIO

ADDITIONAL INFORMATION

Lease - Lease 999 years from May 2005 - Share of freehold

Maintenance - £1,404 (5%)+ £500 contribution to reserve

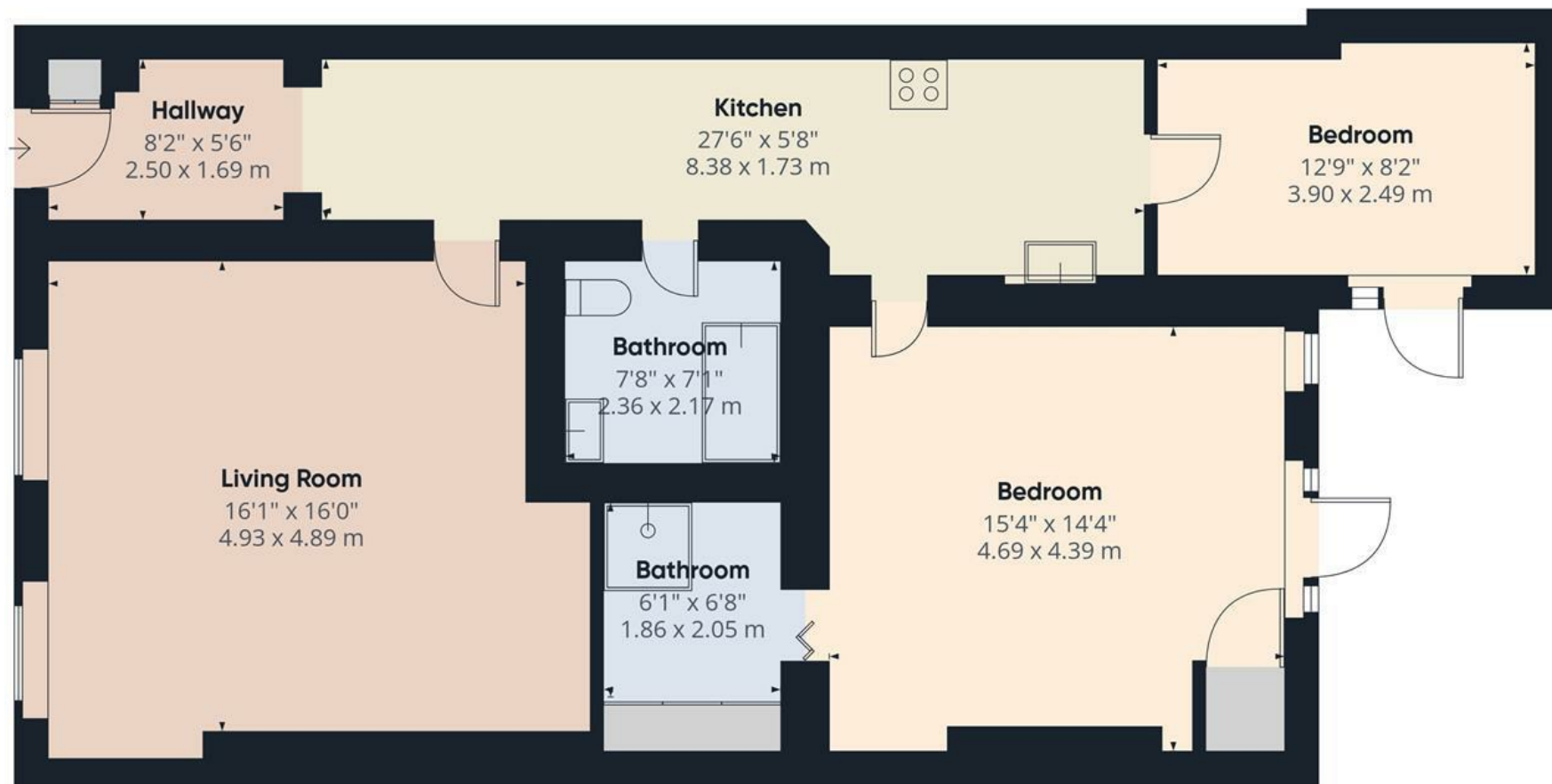
Reserve - £24,579 as of June 2025.

Ground Rent - £0

Council Tax Band B - £1,910.06

Parking Zone M





Approximate total area^m

939 ft²

87.2 m²

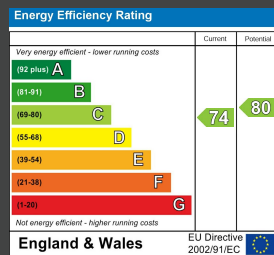
(1) Excluding balconies and terraces

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)



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