



Brunswick Place

Hove, BN3 1NA

£475,000



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A beautifully presented and surprisingly bright lower ground floor flat, in a fantastic Central Hove location, just moments from the seafront and hustle and bustle of Western Road. Fully refurbished throughout, including a new boiler, the property enjoys a crisp white décor, plush new carpeting and wood effect flooring.

Comprising a contemporary bathroom and kitchen with integrated appliances, two double bedrooms and spacious bow fronted living/dining room.

Furthermore, the property boasts ample built in storage, its own street entrance and private decked patio and garden. To be sold with a Share of Freehold.

Location

Brunswick Place forms part of Brunswick Town conservation area which has been described as one of the finest examples of Regency and early Victorian planning and architecture in the country. Much of the area was designed as a whole by the architect, Charles Augustin Busby with Amon Wilds.

The apartment is situated in an impressive period building, there is easy access from this location to Hove Lawns and promenade (approximately 0.3 miles in distance). Along the promenade there is the King Alfred Leisure Centre, i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Church Road with its main shopping thoroughfare, the convenient location also offers excellent road links and bus routes as well as a vast array of amenities in Brighton and Hove. Hove mainline train station is approximately one mile in distance, providing direct access to London Victoria and surrounding areas for those who need to commute.

Accommodation

From street level steps descend to a private brick paved outside area - an ideal space for a bistro set to enjoy the afternoon sun with a westerly aspect. There's ample under-street and under-stairs storage and private front door.

Once inside the apartment, you'll immediately notice the fresh newly refurbished décor and clean crisp lines that flow throughout. Laid to a rigid core, hard wearing wood effect flooring, the spacious bow fronted living dining room provides ample space for a table and chairs, and adjoins the newly fitted, contemporary kitchen; complete

with all new integrated appliances. Original sash windows and period style cabinetry to the alcoves add character and finish off the space.

The internal hallway provides access to the family bathroom and two double bedrooms. Both enjoy large built in wardrobes and are incredibly bright with plush grey carpeting; bedroom two gives direct access to the private garden.

Modern in design, the bathroom is fully tiled and comprises a panelled bath with shower over, a low level Eco Flush WC and classic racing green vanity unit with wash basin.

Outside

French doors from bedroom two lead directly out to the decked sun terrace which is a great size with wall lighting and outside water tap. Stairs rise to the remainder of the garden with original flint stone walled surrounds. East facing with an open southerly aspect, this is a rare commodity in such a central location. Laid to shingle with raised planters and paved areas, there's an array of mature shrubs, trees and flowers, and a large garden shed.

Additional information

EPC rating: C

Internal measurement: 828 Square feet / 77 Square metres

Tenure: Share of Freehold with the remainder of 962 year Lease.

Maintenance charges: £1,300 per six months

Council tax band: C

Parking zone: M





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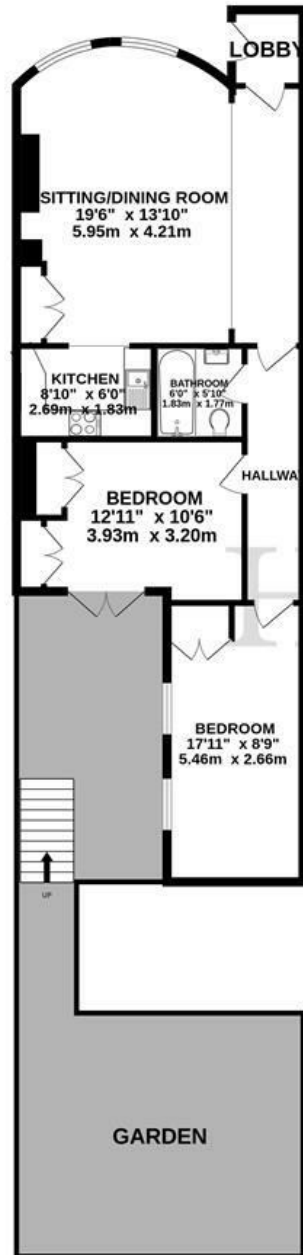


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LOWER GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 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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