



52 Brunswick Road

Hove, BN3 1DH

Asking price £1,750,000

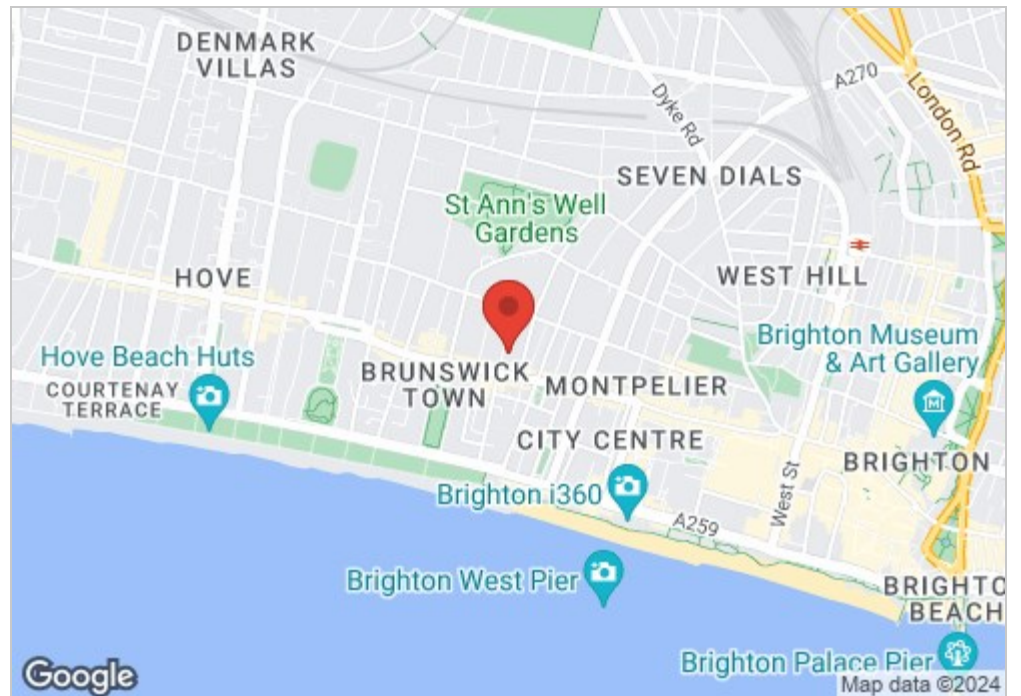
Having been subject to a back to brick restoration only ten years ago, this beautiful five bedroom Regency townhouse has been brought back to its original grandeur. Much time and money was lavished on restoring the plasterwork and woodwork in the house resulting in a perfect balance between modern home comforts and period splendour. Working fireplaces grace all the main rooms, where the ceilings soar and full height windows fill the house with light. It also boasts a full-width cast iron balcony adorning the first floor, a south west facing garden at the rear and every room is of regal proportions.

Much of the space is spread over the upper three floors but there is also a basement level being used as a self contained flat with a rentable value of £1250/month. The house is still one dwelling however so the flat could easily be incorporated back into the main house provide extra bedrooms or reception rooms. Being so close to the beach, several popular schools the cosmopolitan shops, cafes and restaurants of Western Road and just a 15 minute walk to Brighton Station, this beautiful home is ideal for any family looking to live the quintessential Bright and Hove lifestyle by the sea.



- Freehold House
- 5 Bedrooms
- Garden
- Living Room
- Central Location
- Separate Annex
- 3 Bathrooms
- Kitchen
- Play Room / Office
- Completely Renovated

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

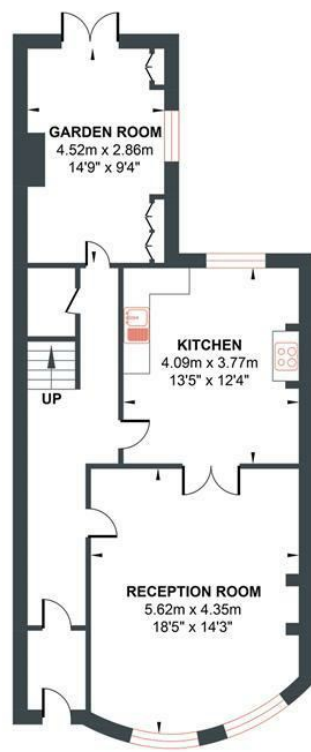


BRUNSWICK ROAD

Approximate Gross Internal Area = 291.65 sq m / 3139.29 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



BASEMENT
 Approximate Floor Area
 729.57 sq ft
 (67.78 sq m)



GROUND FLOOR
 Approximate Floor Area
 729.57 sq ft
 (67.78 sq m)



FIRST FLOOR
 Approximate Floor Area
 729.57 sq ft
 (67.78 sq m)



HALF LANDING
 Approximate Floor Area
 220.98 sq ft
 (20.53 sq m)



SECOND FLOOR
 Approximate Floor Area
 729.57 sq ft
 (67.78 sq m)

