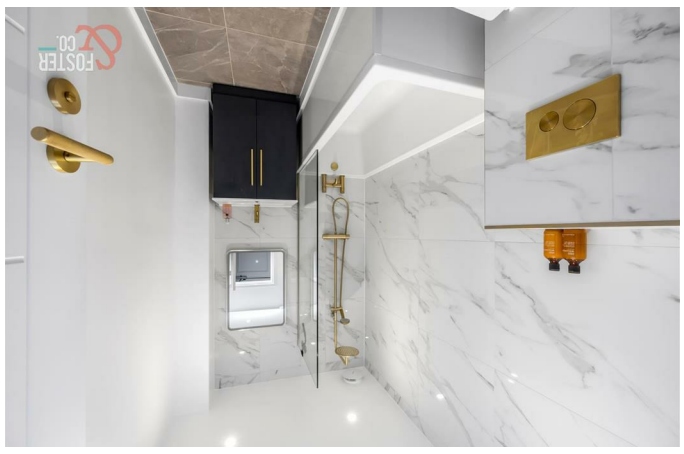
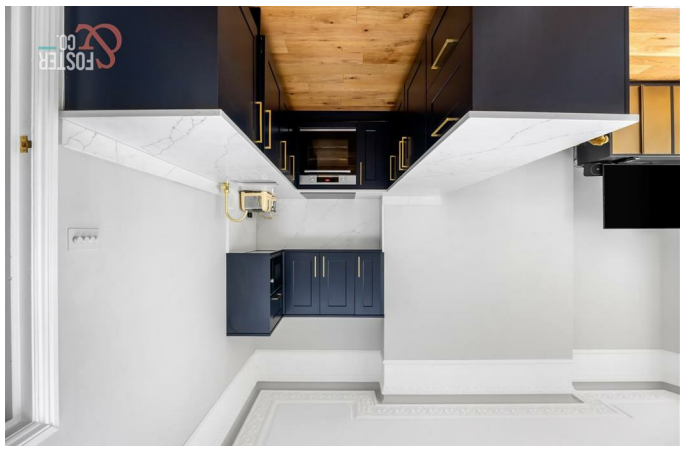




Ground Floor, 10 The Drive, Hove, BN3 3JA | 1 The Parade, Valley Drive, Brighton, BN1 5FQ
Tel: 01273 830919 **Email:**hove@fosterandcoestateagents.co.uk www.fosterandcoestateagents.co.uk

45 Brunswick Place

Hove, BN3 1ND

Guide price £550,000

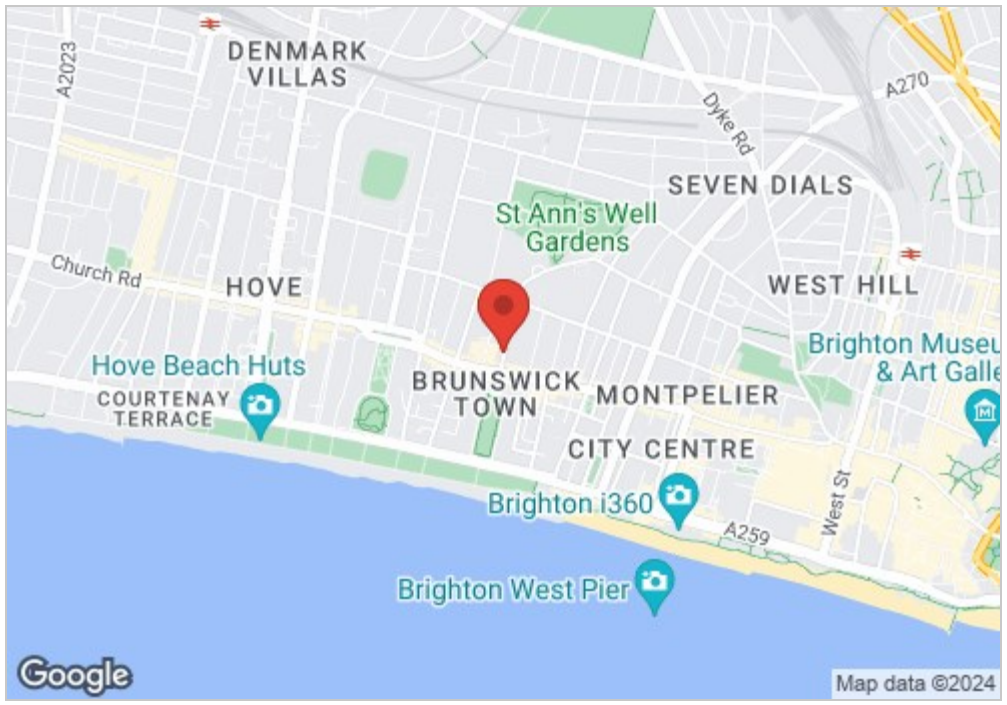
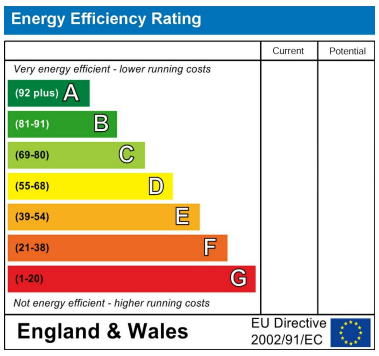
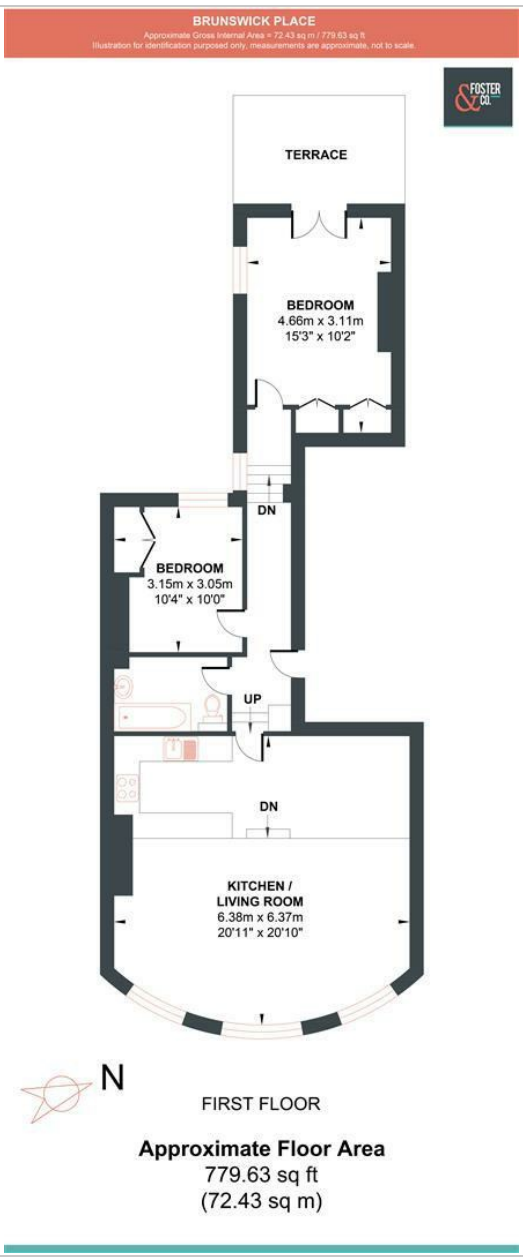
Guide Price £555,000 to £575,000……Elegantly restored Regency first-floor mansion apartment featuring two double bedrooms. This meticulously modernised residence boasts a sunny west-facing rear sun terrace and a charming ornate balcony at the front, situated in a prime central location near City centre amenities and just moments from Hove seafront.

Nestled on Brunswick Place, this apartment is a gem in proximity to Western Road shopping, Hove seafront, and Brighton & Hove mainline stations. Set within a delightful bow-fronted period building, the property offers generously proportioned living spaces flooded with natural light.

Upon entry, the apartment welcomes you with stunning open-plan living/kitchen spaces featuring impressive drop sash windows leading to a sea-view balcony. The modern kitchen, with integrated appliances and stone countertops, seamlessly connects to a raised dining area, separated by contemporary glass banisters. Throughout, enjoy engineered wood flooring, period mouldings, and original shutters.

The newly fitted luxury bathroom showcases marble-effect tiles and a bath with a shower. Bedroom two offers ample space with a double cupboard and a large sash window overlooking the rear. The master bedroom, bathed in afternoon sun, features large fitted wardrobes and double doors opening to the west-facing roof terrace—perfect for BBQs and afternoon relaxation in the sun. A truly exceptional property offering both style and comfort.

Other features include: gas central heating and loft space area over the bathroom and part of the hallway. Balcony and Roof terrace are not on the demise of the lease but this flat has exclusive access to use it.



- Two Double Bedroom First Floor Mansion Flat
- Luxury Bathroom
- Rear West Facing Roof Terrace
- Short Walk To Beach
- Long Lease
- Modern Kitchen
- Front Balcony With Sea Views
- High Ceilings With Many Period Features
- Moments From Shops & Restaurants
- Excellent Decor Throughout