



Brunswick Square, BN3  
£795,000

ASTON  
VAUGHAN



## INTRODUCING

# Brunswick Square, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room  
1500 Sq Ft |

- Classical two-bedroom first floor Regency apartment
- Abundant with original period features
- Elegant style with a vast reception room for entertaining
- Direct sea and garden views from three south-easterly balconies
- Access to garden enclosures within the square
- Very close to the beach and Hove Lawns
- Western Road and Church Road boutiques and restaurants close by
- Easy access to both Brighton and Hove Stations and several bus routes
- Exceptionally high ceilings
- Excellent school catchment

Beautiful Regency proportions, uninterrupted sea and garden views and an abundance of period features can be found in this exceptional first-floor apartment. It sits on the westerly wing, facing east on Hove's most prestigious seafront square, looking out over its manicured communal gardens from full height sash windows leading out to decorative wrought iron balconies. There are two beautiful bedrooms peacefully positioned to the rear of the building with bedroom two elevated on a mezzanine level offering 17 sq. m. of relaxation space. Exquisitely spacious, the main reception room has space to entertain and dine in style.

Facing east and open to the coast to the south, this building receives plenty of natural light on its buttery 'Hove Cream' façade. Approaching through a grand entrance flanked by Ionic pilasters, you enter neat communal hallways where the true scale and beauty of the building becomes apparent.













Stepping into the apartment, the entrance hall is wide and welcoming with stairs rising to the mezzanine level aside double doors with leaded light windows bringing natural light into the space from the reception room. Turning the corner into the room, it is breathtaking in scale adorned with intricately ornate plasterwork features within the cornicing and ceiling rose. Wall details are traditional with panelling and a grand fireplace, and three sash windows rise from floor to ceilings framing glorious garden views. Original floorboards have been brought back to their original grandeur in pale wood tones, paired with calico walls between the dado and picture rails. In a room of this size, there are many options for furnishing with versatile spaces to dine, relax or work from home which can spill outside to the larger balcony where you can watch the world go by across the green of the gardens to the beach and the sea.





While the kitchen is separate, it is conveniently adjoining. It has been well-designed to take full advantage of the high ceilings creating an array of storage solutions alongside integrated appliances. The floors and splashbacks are beautifully tiled and it's clear only the finest materials have been used to create this space where both form and function have been considered.

Moving through the floor, the principal bedroom sits to the rear with access to a Jack & Jill en suite bathroom. Once again, the bathroom is exquisitely tiled with a monochrome scheme and a generous rainfall shower cubicle. Elevated on the mezzanine floor, the second bedroom is large enough for a seating area and a king size bed offering ample space to retreat to after a long working week. Both bedrooms are tastefully decorated in a soothing neutral palette creating restful spaces for a long and peaceful night's sleep.













## LOCATION GUIDE

### Vendor's Comments:

"The incredible space and features within the apartment blew us away when we first viewed it. It is unbelievably beautiful, and we have been careful to retain the building's heritage and charm. The gardens are a joy in the summer and there is a wonderful sense of community in Brunswick Square!"

### Education:

Primary: Brunswick Primary School, Middle Street Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep.

### Good to Know:

The brainchild of eminent 19th Century architect Charles Busby; the houses of Brunswick Town are Grade I Listed and are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. Built as a 'mini-town', he hoped to replicate the distinguished Nash developments in London, ideal for the fashionable and wealthy who were flocking to live by the coast, hoping to rub shoulders with royalty. Indeed, Prince Regent himself was rumoured to have been a guest in the impressive on the corner house of the square!

The beach and communal gardens are your playground, and you can eat your way around the globe on nearby Western and Church Roads. Transport links are excellent and during summer you can stroll along the prom to visit the city's many theatres, museums and restaurants in the city centre.

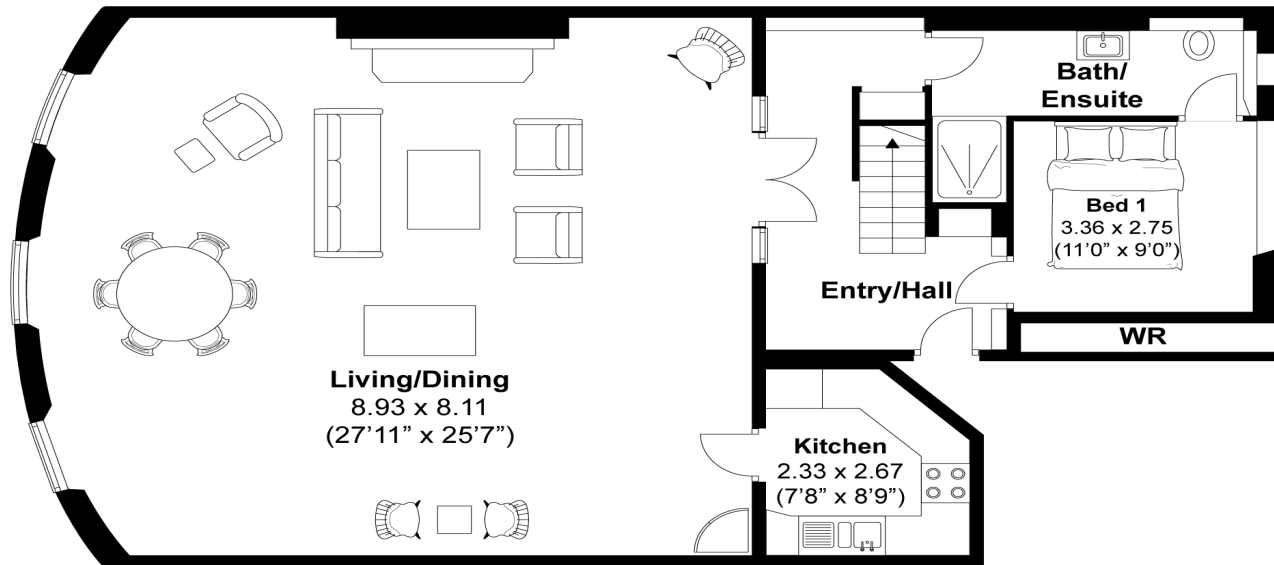




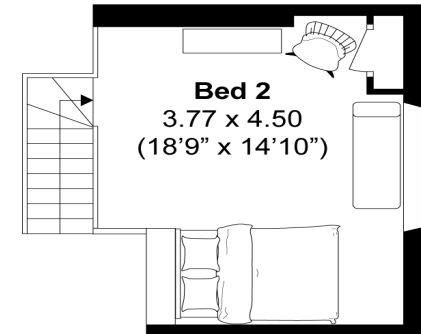
## Brunswick Square, Hove

Approximately 139.4 sqm (1500 sqft)

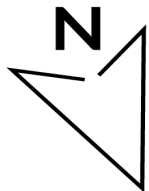
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**FIRST FLOOR**



**MEZZANINE**



**Disclaimer:**

The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

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