



Asking Price  
£140,000  
Leasehold

## Brunswick Place, Hove

- STUDIO FLAT
- IDEAL INVESTMENT
- FIRST FLOOR FLAT
- IN NEED OF MODERNISATION
- CENTRAL HOVE LOCATION
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this studio apartment located on the first floor of this impressive Regency building. Brunswick Place is located between Lansdowne Road and Western Road, where you will find most of Brighton and Hove's most popular bars, restaurants and shops. Western Road leads to Churchill Square shopping centre, which is certainly walkable from this apartment, as is the seafront itself.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Lounge / Diner 17'1" x 10'2" (5.22 x 3.11)

Bedroom Area 7'1" x 6'6" (2.16 x 2.00)

Bathroom

### Agents Notes

Leasehold: Approx 63 Years Remaining

Maintenance Fee:

Council Tax band: A

EPC Rating: TBC

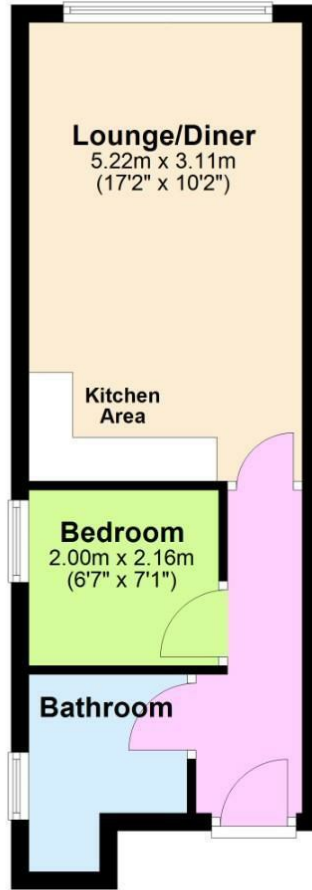
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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### Floor Plan

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 28.5 sq. metres (306.9 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.