



## Brunswick Road, Hove



Asking Price  
£160,000  
Leasehold

- RECENTLY REDECORATED
- IDEAL CENTRAL HOVE LOCATION
- CLOSE TO LOCAL AMENITIES ON WESTERN ROAD
- PERFECT FIRST TIME BUY OR INVESTMENT
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer to market this studio apartment ideally situated in this favoured central location. Brunswick Road 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.

Accommodation offers; Open planned kitchen / lounge, stairs leading bedroom area and a bathroom. Other benefits include; no onward chain and having been recently decorated with new carpets throughout.

Robert  
Luff & Co  
Sales | Lettings | Commercial

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Open Planned Kitchen / Lounge 15'0" x 8'7"  
(4.59 x 2.62)

Stairs Leading To First Floor

Bed Area 9'6" x 8'7" (2.91 x 2.62)

Bathroom

### Agents Notes

Tenure: Leasehold

Service Charge: £1200 Per Annum

Ground Rent: £100 Per 6 Months

EPC Rating: G With A Potential Of A C

Council Tax Band: A

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

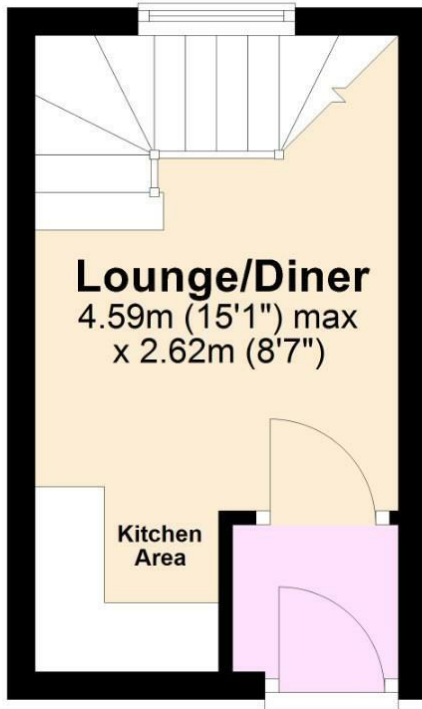
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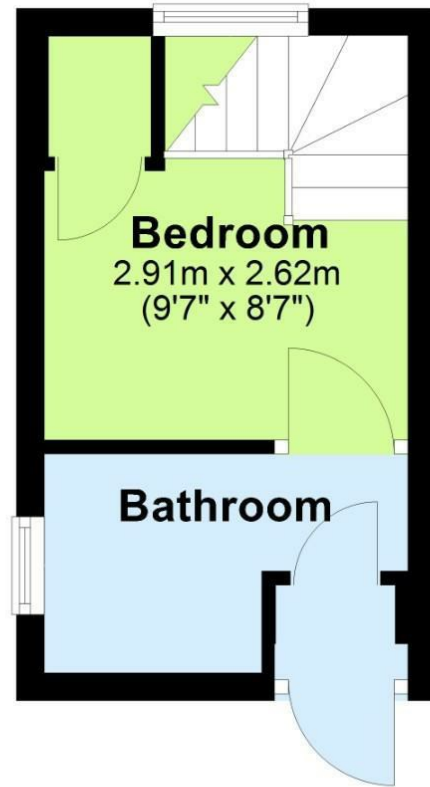
### Floor Plan

Approx. 12.0 sq. metres (129.4 sq. feet)



### Floor Plan

Approx. 12.0 sq. metres (129.6 sq. feet)



Total area: approx. 24.1 sq. metres (259.1 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.