



## Brunswick Place, Hove



Guide Price  
£425,000  
Freehold

- AN OUTSTANDING ONE BEDROOM • PRIVATE FRONT & REAR GARDENS DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR AIR BNB • NO ONWARD CHAIN INVESTMENT
- ONE OF A KIND
- FREEHOLD
- PARQUET FLOORING THROUGHOUT

\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

Robert Luff & Co are delighted to bring to market this rarely available one bedroom detached bungalow situated in the every popular Brunswick Place. Accommodation offers; open planned kitchen/living area, one double bedroom and a family bathroom. This beautifully presented bungalow is an ideal first time buy or holiday home and benefits from no onward chain and private front & rear garden.

Brunswick Place is situated off Western Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques and the property is just 400 metres from the seafront. Both Brighton and Hove mainline stations are approximately 0.7 miles away.

T: 01273 921133 E:  
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## Accommodation

Front Garden

Kitchen/Lounge/Diner 18'11 x 17 (5.77m x 5.18m)

Bedroom 15 x 10'4 (4.57m x 3.15m)

Bathroom

Rear Garden

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: D

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

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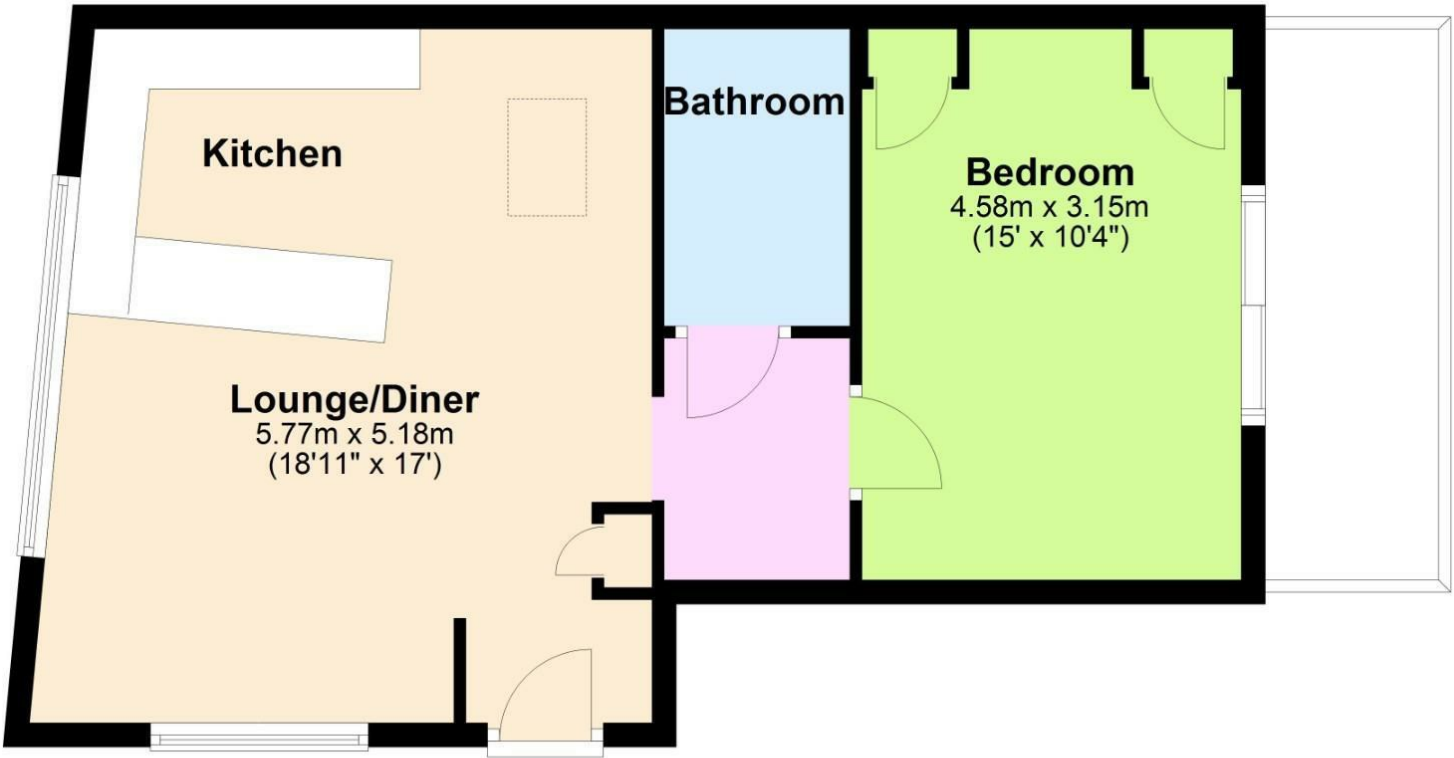


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**Floor Plan**  
Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.5 sq. feet)

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			
England & Wales		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) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.