



## Brunswick Terrace, Hove

Guide Price  
£600,000  
Share of Freehold

- LARGE TWO BEDROOM MANSION FLAT
- SPANNING OVER 1300 SQ. FT
- 8.60M x 6.10M LIVING ROOM
- OPPOSITE HOVE LAWNS
- PRIVATE COURTYARD
- PRIVATE OWN STREET ENTRANCE

\*\*\*GUIDE PRICE: £600,000 - £650,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom mansion flat, spanning over 1300 sq. ft, set within this stunning Grade I listed building. Accommodation offers; South facing sitting / dining room, separate kitchen, two double bedrooms, bathroom with separate walk in shower and private front & rear courtyards. The property is located in undoubtedly one of the best positions on Hove's famous Brunswick Terrace, being mere steps from the iconic seafront and promenade. Parallel to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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



## Accommodation

### Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: £2000 Per Annum

Council Tax Band: C

EPC Rating: TBC

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

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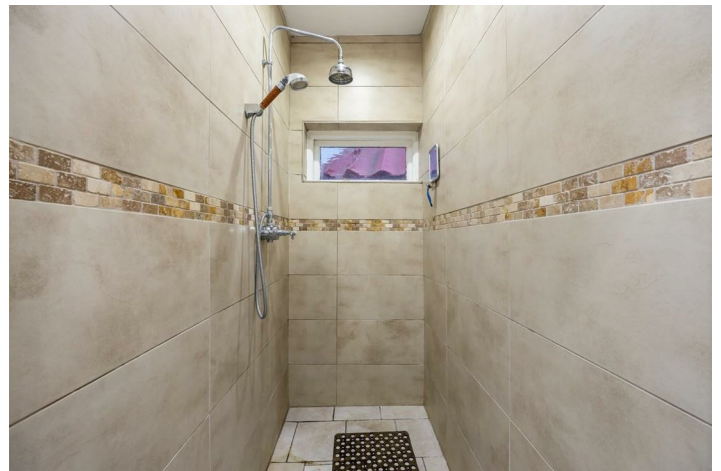
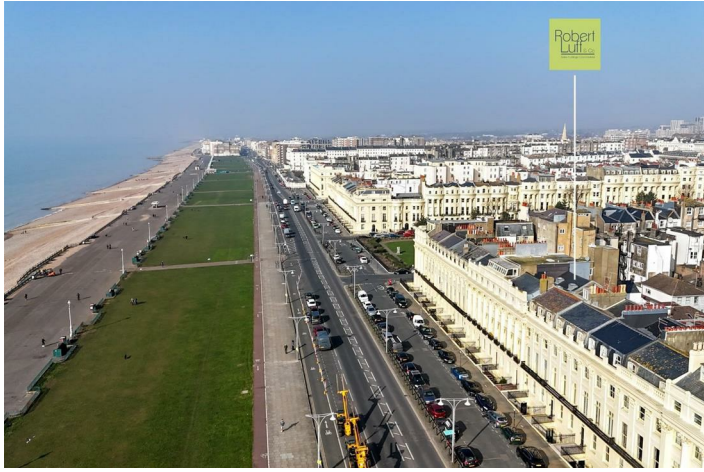
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.