



Guide Price
£350,000
Leasehold

Brunswick Square, Hove

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- NO ONWARD CHAIN
- AN OUTSTANDING GRADE I LISTED BUILDING
- MODERN DECOR THROUGHOUT
- PRIVATE REAR COURTYARD
- 990 YEAR LEASE
- PRESTIGIOUS BRUNSWICK SQUARE LOCATION

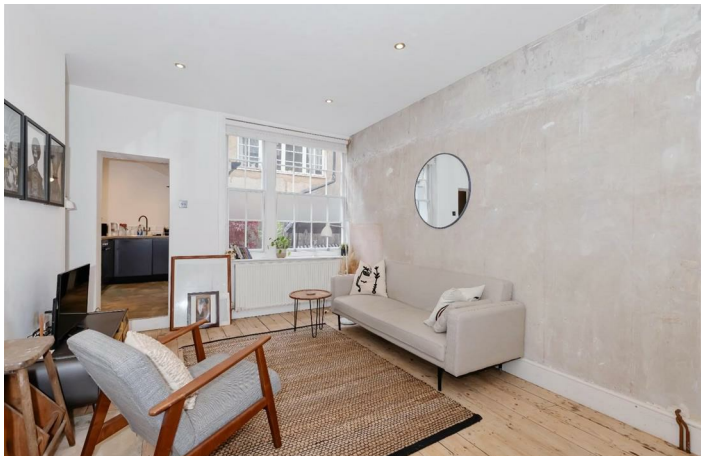
*** GUIDE PRICE £350,000 - £375,000 ***

Robert Luff & Co are delighted to bring to market this outstanding one bedroom apartment forming part of the lower ground floor in this attractive grade I listed regency building. Brunswick Square is conveniently located in central Hove between Hove seafront/ promenade and Western Road where there is an access to all local amenities. Brighton & Hove Mainline Stations with their comprehensive commuter links including London Victoria and Gatwick airport are nearby along with local bus services which extend across the city.

Accommodation offers; spacious living/dining area, separate modern fitted kitchen, one double bedroom and modern fitted storage. Also benefitting from being beautifully renovated throughout, a West Facing rear courtyard, 990 year lease, no onward chain and ample storage.

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

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Accommodation

Entrance Hall

Lounge/Diner 16'3 x 13'1 (4.95m x 3.99m)

Kitchen 10'6 x 6 (3.20m x 1.83m)

Bedroom 13'2 x 9 (4.01m x 2.74m)

Bathroom

Courtyard

AGENTS NOTES

990 Year Lease

SC: £1000 PA

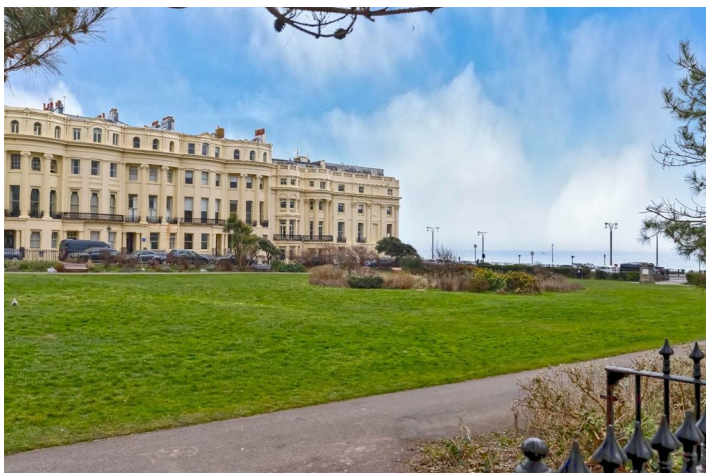
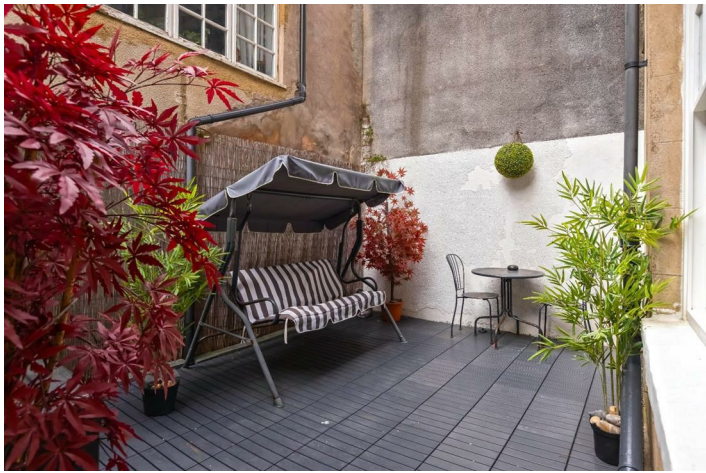
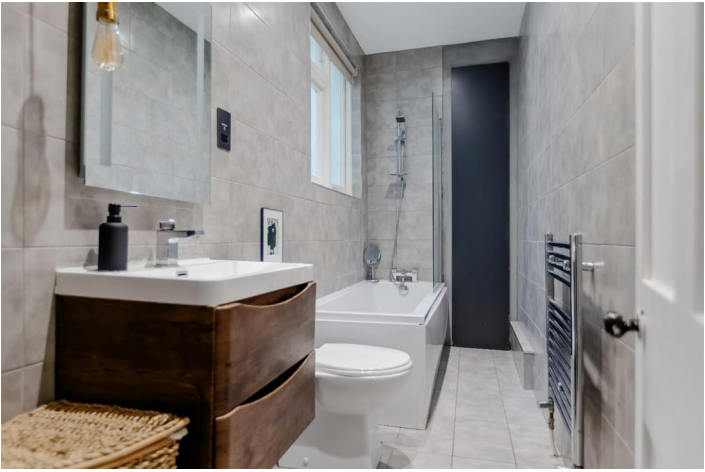
EPC: D

COUNCIL TAX BAND: B

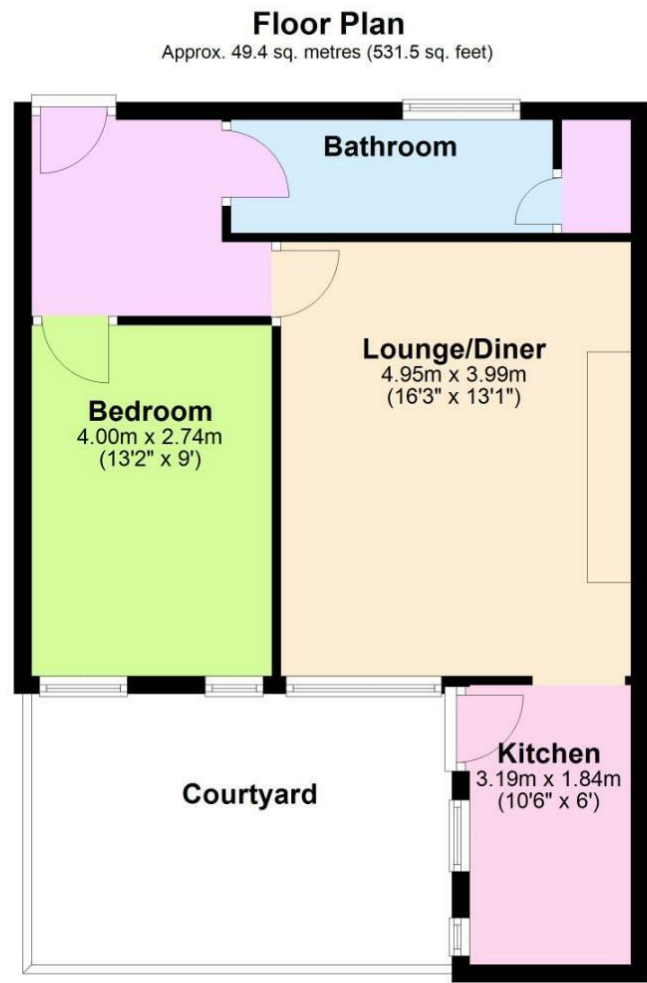
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Total area: approx. 49.4 sq. metres (531.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) 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.