



2, 16 Brunswick Terrace, Hove, BN3 1HL

Greenways Property is pleased to offer this newly refurbished, well-presented first floor flat in a this Grade I listed seafront building. This property benefits from a spacious open plan living and dining area with a fabulous kitchen, a good-sized double bedroom and newly fitted shower room. The property has communal heating and hot water and has a share in the freehold.

Guide price £335,000

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- One double bedroom
- Newly refurbished throughout
- Fabulous new kitchen with dining area
- Stylish new shower room
- Grade I listed Regency building
- High ceilings

Communal Entrance Hall

The main front door is located on Hove seafront. Elegant entrance hall with stairs leading to the first floor, security entry phone system.

Entrance Hall

30'1 x 7'1 max (9.17m x 2.16m max)

High ceilings, ceiling downlighters, wood flooring, radiator, dado rail, door entry phone, built-in double storage cupboard housing meters and consumer unit with additional storage above, doors leading to all main rooms.

Living/Dining Room

19'8 x 14'9 max (5.99m x 4.50m max)

'L' shaped living room / dining room, high ceilings, picture rail, radiator, wood flooring and high skirting boards. A feature floor to ceiling sash window overlooking the rear, space for dining table and alcove shelving.

Kitchen

Recently fitted kitchen with marble worktops, four ring induction hob with electric oven beneath and extractor over, inset butler sink with mixer tap and part tiled splash backs. Integrated appliances including; fridge/freezer and slimline dishwasher, window to the side, ample floor and wall mounted units and ceiling downlighters.

Bedroom

13'6 x 9'5 (4.11m x 2.87m)

Westerly aspect sash window overlooking the side, radiator, high ceilings and wood flooring.

Shower Room

9'9 x 8' (2.97m x 2.44m)

Recently fitted modern suite comprising double walk in shower cubicle with rain shower and additional handheld attachment, heated towel rail, tiled floor and walls, low level 'smart' toilet with

push button flush and concealed system, washbasin with mixer tap and storage beneath, airing cupboard housing plumbing for washing machine with storage above, two westerly aspect windows with obscure glass, extractor fan and ceiling downlights.

Other Information

Tenure: Leasehold - Share of Freehold

Lease: 125 years from 08/2012 (113 Years Remaining)

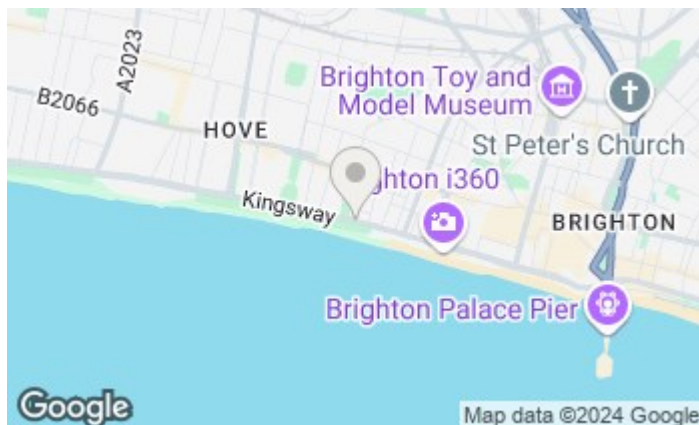
Service Charge: Approx. £2,166 per annum (to include central heating and hot water)

Ground Rent: N/A

Parking: Zone M

Council Tax Band: B

Local Authority: Brighton and Hove

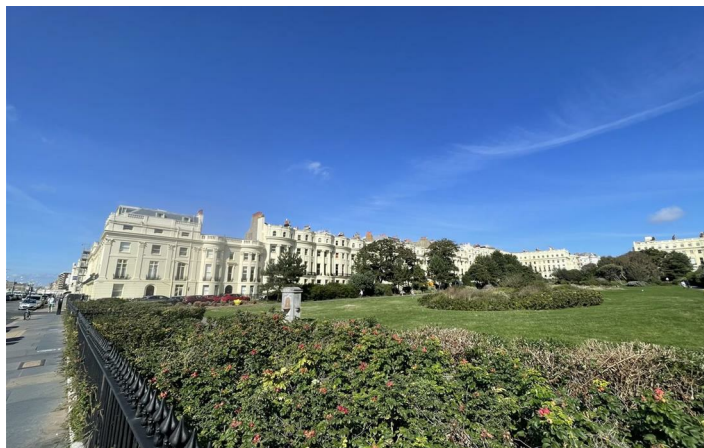


Directions

Starting at Hove mainline railway station: Turn left onto Station Approach, follow the road round tuning into Denmark Villas. At the mini roundabout, take the 1st exit onto Cromwell Road follow Cromwell Road for approx. 600m then and turn right onto Holland Road. Follow Holland Road towards the seafront and just before the sea, turn left onto Brunswick Terrace. The destination will be on the left.

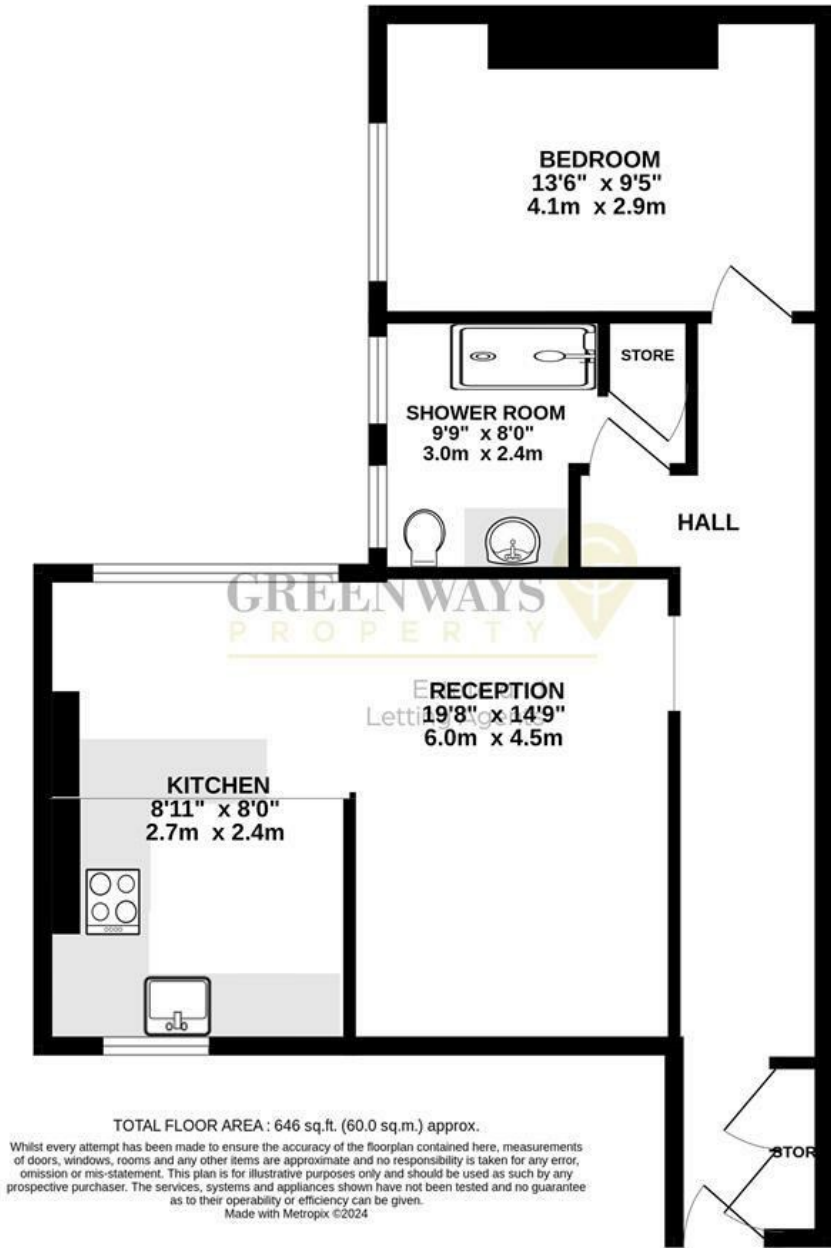
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Floor Plan

FIRST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	