



15, 16 Brunswick Place, Hove, BN3 1NA

£1,650 Per month

Greenways Property are delighted to present this charming top-floor apartment, perfectly positioned just moments from the vibrant café culture of Western Road and the iconic Brunswick Square gardens leading down to the seafront.

This bright and spacious two-bedroom flat is located on the top floor, offering fabulous roof top views over Hove and the sea. This property has generous room sizes and a smart layout ideal for professionals, couples and students.

Its central seaside location offers unbeatable access to all that Brighton and Hove have to offer. Excellent transport links are within easy reach, including both Brighton and Hove train stations providing direct services to London, Gatwick, and the South coast.

Communal Entrance

Door entry system, leading to elegant staircase, stairs to the fourth floor, the property front door leads to the entrance hall with stairs up to the top floor.

Entrance Hall and Stairs

8'10 x 6'9 (2.69m x 2.06m)

Skylight, Dimplex electric wall mounted heater, cupboard housing electricity consumer unit and meters, door entry phone, with doors leading to all rooms.

Living Room

16'8 x 9'8 (5.08m x 2.95m)

Spacious room with Easterly aspect sash window overlooking the rear towards St Peters Church at the bottom of York Road, telephone point and wall mounted electric heaters.

Kitchen

9'2 x 6'6 (2.79m x 1.98m)

Wall and floor mounted units, roll top work surface, stainless steel sink and drainer with mixer tap, four ring electric hob with oven beneath and extractor over, feature splash back, integrated appliances include, fridge/freezer and washing machine. Wood effect flooring and ceiling downlighters.

Bedroom One

11'4 x 9'7 (3.45m x 2.92m)

Westerly aspect window with fabulous chimney pot views over Hove, the Sea and Brunswick Square. Wall mounted electric heater.

Bedroom Two

10'9 x 8'9 (3.28m x 2.67m)

Westerly aspect window with fabulous chimney pot views over Hove, the sea and Brunswick Square. Wall mounted electric heater.

Shower Room

6'0 x 5'2 (1.83m x 1.57m)

Modern fitted shower room with white suite comprising a corner shower cubicle with BRISTAN electric power shower, low level close coupled w/c with push button flush and wash basin with mixer tap and storage beneath, extractor fan, wall mounted heated towel rail, ceiling downlighters, tiled walls and floor and an additional storage cupboard with an electric bar heater.

Other Information

UNFURNISHED

Available date: NOW

Council Tax: Band B

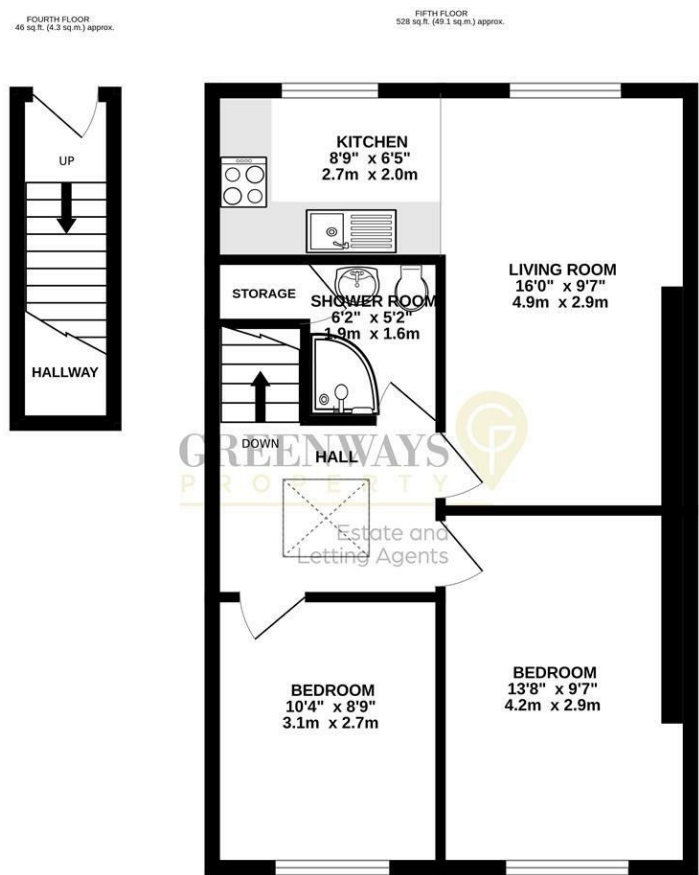
Local Authority: Brighton and Hove City Council

Parking: Parking Zone M

Holding deposit: £380.76

Dilapidations Deposit: £1,903.84

Floor Plan

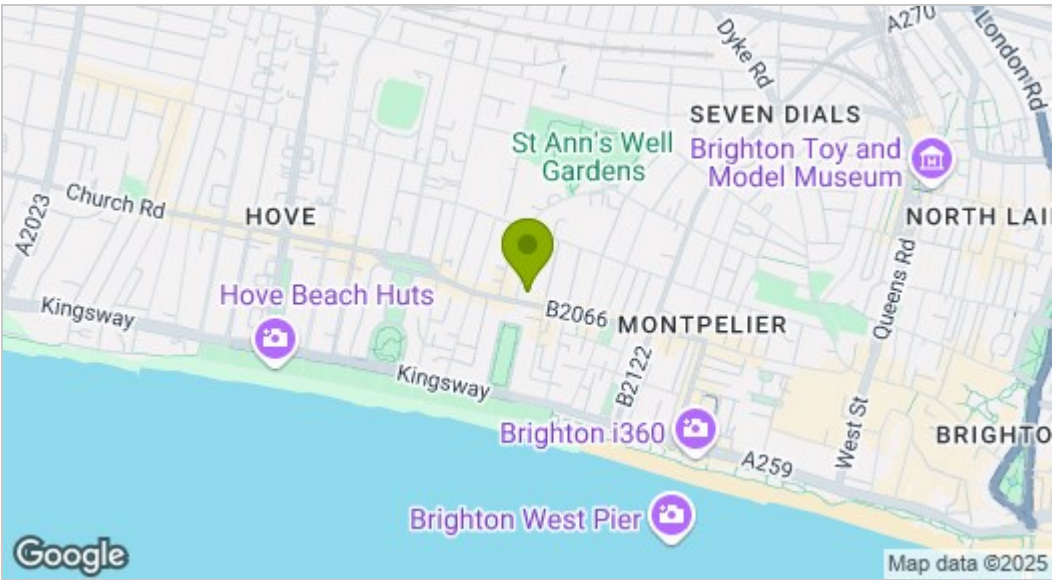


TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

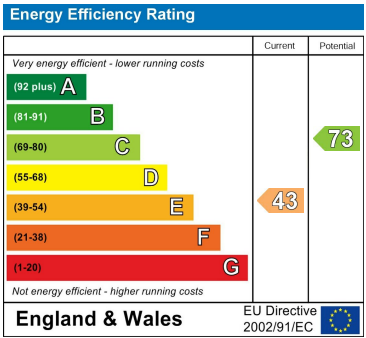
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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.

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