



# Brunswick Square, Hove

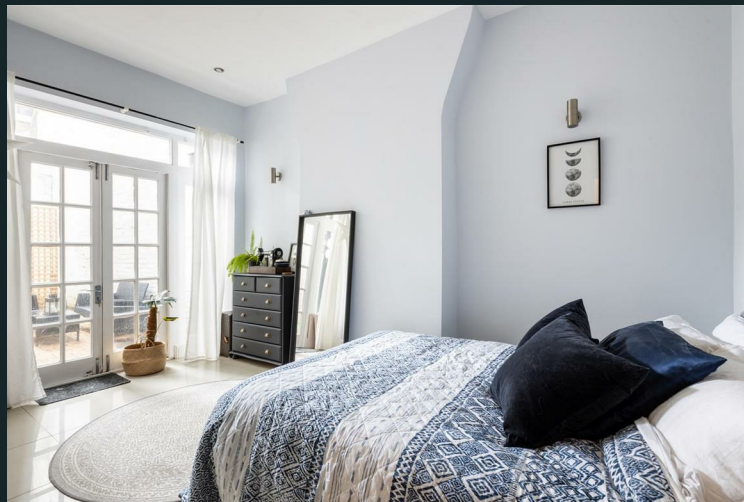
Guide price £350,000



## Property highlights

- Located in the elegant Regency-built Brunswick Square
- Access to Brunswick Square Gardens
- Rear patio garden
- Open-plan kitchen/living room
- Underfloor heating throughout
- Situated opposite the beach and Hove Promenade
- Courtyard garden at the front
- Bright and spacious bedroom with patio doors
- Bathroom with bath and shower over
- No onward chain





Guide price £350,000 – £375,000. This lower ground floor apartment is situated in the much-loved Brunswick Square of Hove, within a stone's throw of Hove Promenade and beaches. With a patio garden and open-plan living room, it offers comfortable accommodation for a single person or a couple.

#### The Property

This lower ground floor one-bedroom apartment is situated in the much-loved Brunswick Square of Hove, within a stone's throw from Hove promenade and the pebbled beaches. Boasting a well-proportioned patio garden and bright open-plan living room, it is well suited to a single person or couple.

To enter the property you go down a few steps into the front courtyard garden and through the front door into a hallway that spans the length of the apartment. Off the hallway is another door that leads you into the apartment itself. All rooms are positioned off an internal entranceway, next to which is space for a desk for working from home. The floors are tiled throughout in a neutral colour, which allows the rooms to flow, and heated underfoot.

At the back of the apartment the spacious bedroom is flooded with natural light from the double doors that lead out into the rear courtyard garden. With space for a king-size bed, wardrobes, and drawers it is well-proportioned for a one-bedroom apartment. The adjacent tiled bathroom has a bath with a shower over as well as a boiler cupboard with ample room for storage.

The modern kitchen and living room provide a sociable space for entertaining. The self-contained kitchen, with base and wall units, has a large opening allowing light, and conversations, to travel through into the living room. The living room, which has space for a sofa and dining table, features a large curved wall that shows the character prominent in the Regency buildings that make up Brunswick Square.

## The Area

This apartment is located in one of Hove's premier heritage sites, Brunswick Square, which comprises Regency buildings from the early 19th century. Facing the sea, behind Hove seafront lawns, you couldn't be closer to the promenade and pebbled beaches. Hove Promenade is popular with locals (and their dogs) - offering a great place to walk or run by the sea. A regular Parkrun gives a fantastic community feel and the Lawns Cafe provides fuel for afterward. Brunswick Square gardens are located directly opposite the apartment and provide extra outdoor space for sunny days. Brunswick Square sits a few roads away from the boundary of Brighton and Hove - making it well-situated for access to all parts of the city.

## Transport Links

Brunswick Square is almost equidistant between Brighton and Hove train stations - which are both just 1.2 miles away. Regular buses run along Church Road, located at the top of the Square, that will take you into the centre of Brighton and beyond. The A27, which connects Brighton & Hove to Worthing in the West and Eastbourne in the East can be accessed in just thirteen minutes.

## What We Think

"This apartment is a good size and well-suited to a single person or a couple. It has a bright bedroom, with doors leading out to the garden, and a sociable open-plan living area. It provides an excellent base from which to get out and about in the city."

Daniel Pinckney, Director & Co-Founder at Number Twenty Four

## Information

Leasehold

Length of Lease: 972 years remaining

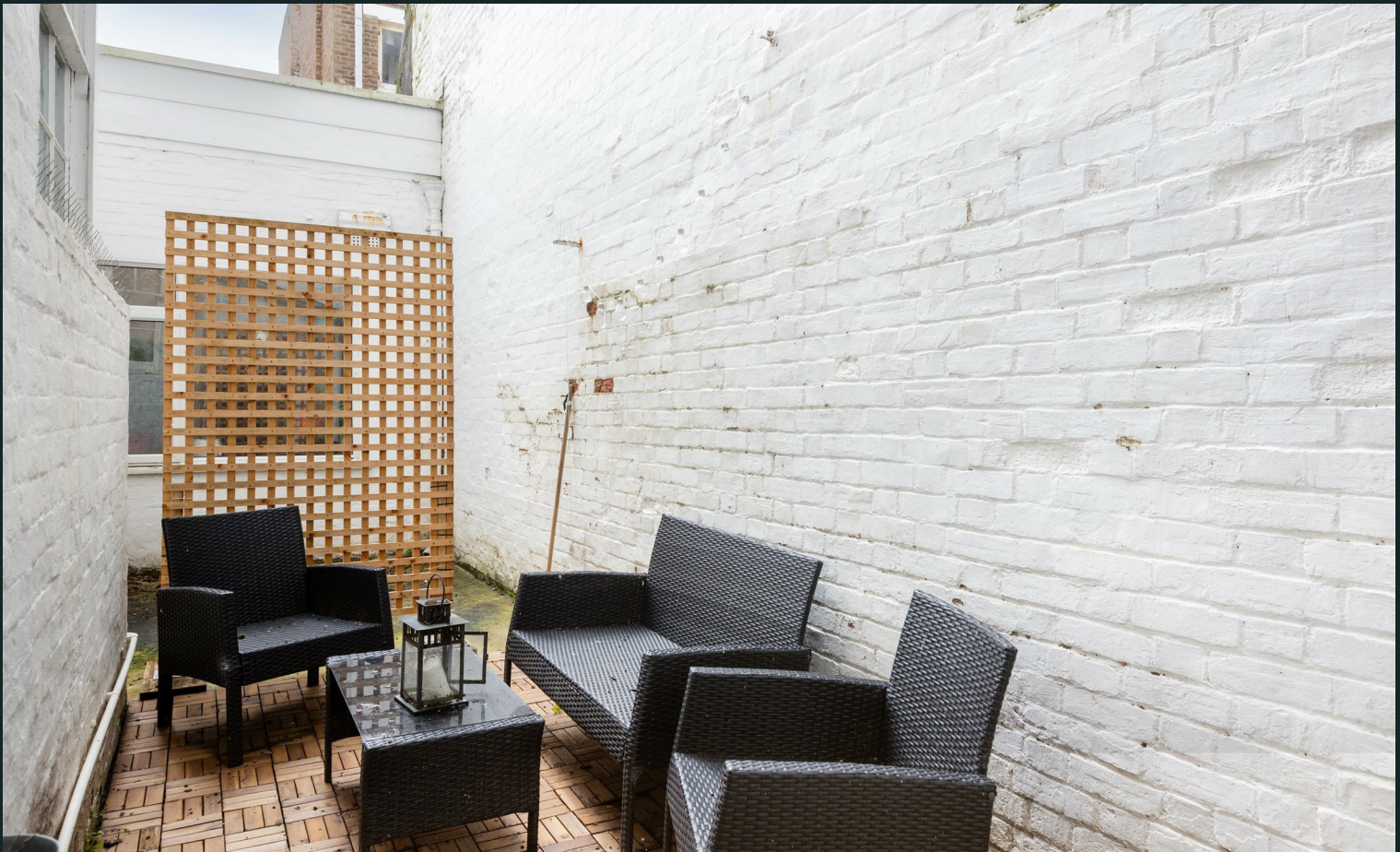
Service Charge: £600 per quarter

Ground Rent: £24.80 per year

Ground Rent Review Period: annually

Council Tax Band: B

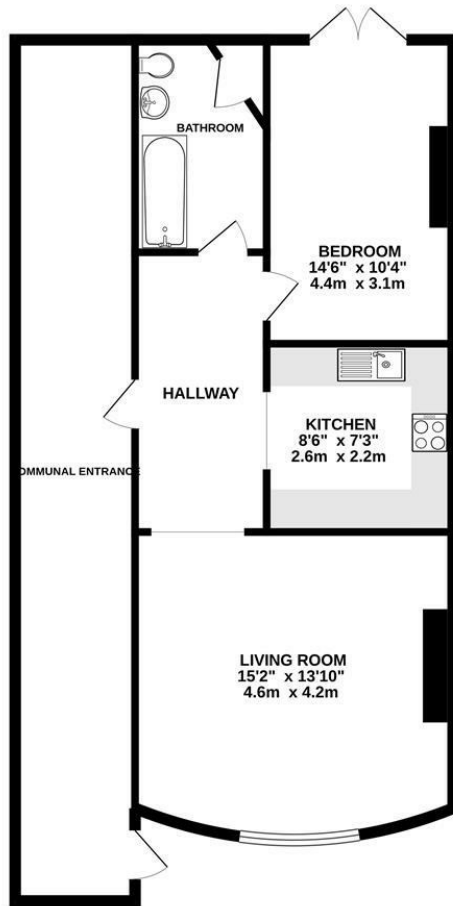








LOWER GROUND FLOOR



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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2

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4