



# Brunswick Square, Hove

Offers in excess of £750,000



## Property highlights

- Located in an iconic Grade I listed Regency Square
- Close to the seafront, local shops, restaurants, and pubs
- Spacious ground-floor two-bedroom apartment
- Renovated to a high standard throughout, retaining original features
- Principal bedroom with 18th-century French slipper bath
- Luxurious shower room with antique tiles and underfloor heating
- Bespoke kitchen with oak cabinetry and Arabescato marble countertops
- Spacious living room with three stunning full-height sash windows
- Private West aspect sun terrace
- Access to the well-kept Brunswick Square Gardens



Tucked away in the North West corner of Brunswick Square is this immaculately presented two-bedroom ground-floor apartment. Renovated to a high standard, it has been transformed into a luxury home that compliments the heritage of the building while providing practical, modern living solutions.

#### The property

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As you step through the front door, you're welcomed by a hallway adorned in the elegant Farrow & Ball Sulking Room Pink, offering a preview of the sophisticated style that flows throughout the apartment. At the front of the property, the principal bedroom stands out with its stunning curved front wall and window overlooking the Square. High ceilings are beautifully accented by ornate coving, a ceiling rose, and the striking original Carrera marble Regency fireplace. Adding to the room's luxurious atmosphere is an exquisite 18th-century French enamelled copper slipper bath.

The shower room, kitchen, and WC have undergone the most remarkable transformations under the current owners' care. The shower room features stunning emerald green, handmade Mexican tiles, complemented by a luxurious heated marble seat. Underfloor heating adds extra comfort, while antique tiles reclaimed from a Seville manor complete the elegant design. A large antique sink, topped with matching marble from the shower, adds to the room's charm. The WC has been upgraded to the same high standard, featuring underfloor heating, the same antique floor tiles, House of Hackney wallpaper, and a classic Thomas Crapper basin.

The kitchen, handcrafted by the local family-run company Middleton Bespoke, is a true centrepiece of the apartment, offering its own undeniable wow factor. Built from oak and hand-painted in a rich deep green, it is beautifully complemented by Arabescato marble countertops, a matching splashback, and windowsill. The antique chequered floor tiles, also reclaimed from a manor in Seville, add a touch of timeless elegance. No expense has been spared, with features including a Belfast sink with a period-style mixer tap and top-of-the-line appliances like a F. Bertazzoni Italia range oven. For the keen cook, a hidden pantry cupboard with a marble shelf and built-in lighting provides a delightful extra touch.

Double doors lead through from the kitchen into the bright and spacious living room at the rear of the apartment. Bathed in light by three West aspect 8ft high multi-paned sash windows this is a beautiful room in which to relax, dine, or work from home. The room features a grand original fireplace, with ornate coving beautifully enhanced by the soft hue of the walls. One of the windows, fitted with charming quarter doors, opens onto a private west-facing sun terrace. Tranquil and serene, this outdoor space is ideal for enjoying a morning coffee or summer al fresco dining.

## Additional property information

Property type: Ground-floor apartment

Tenure: Share of Freehold

Lease: 954 years

Service charge: £2610 paid annually

Council tax band: E

Parking zone: M

Renovations include a high-spec shower room, WC, and kitchen, new doors throughout, and new/restored flooring throughout. Skirting and coving were also added to the bathrooms, hallway, and second bedroom.

## 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. Just a short walk from the top of the Square, Church Road offers a vibrant selection of cafés, shops, and restaurants. Brunswick Square is located near the border of Brighton and Hove, providing convenient access to all areas of the city.

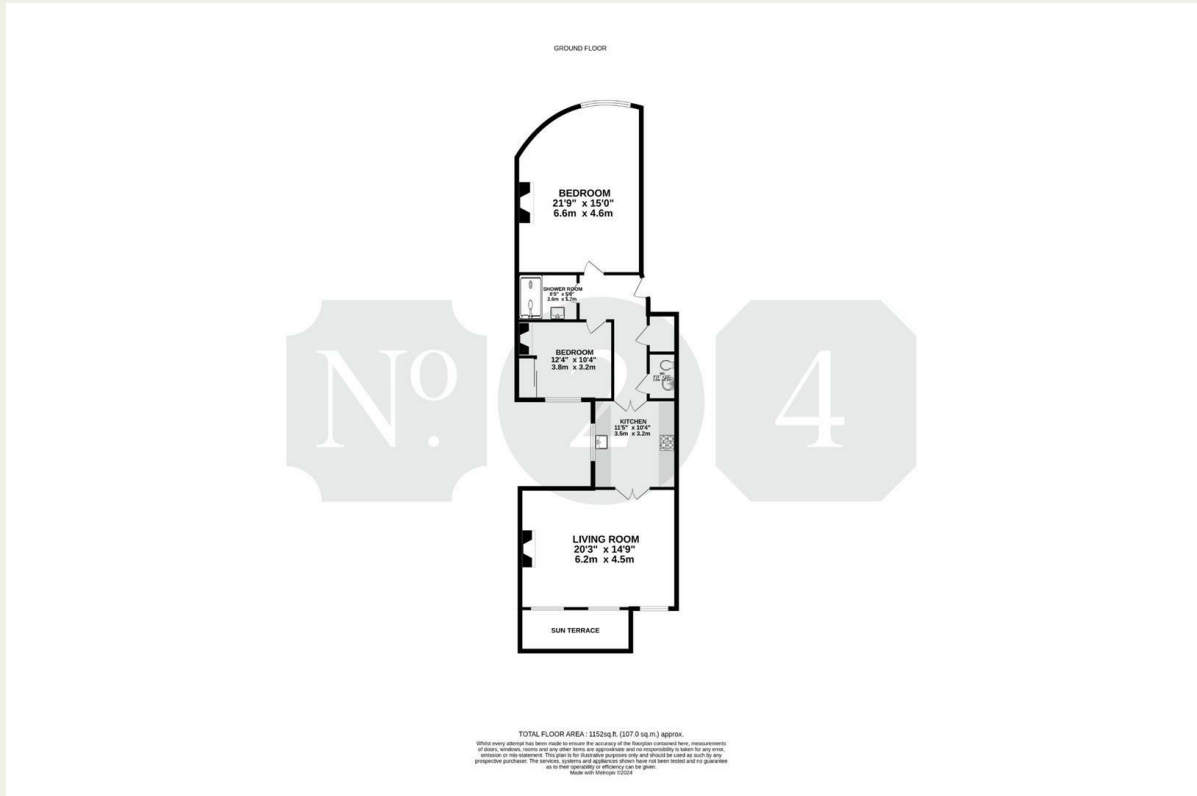
## Transport links

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.









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