



Brunswick Square, Hove BN3 1EG

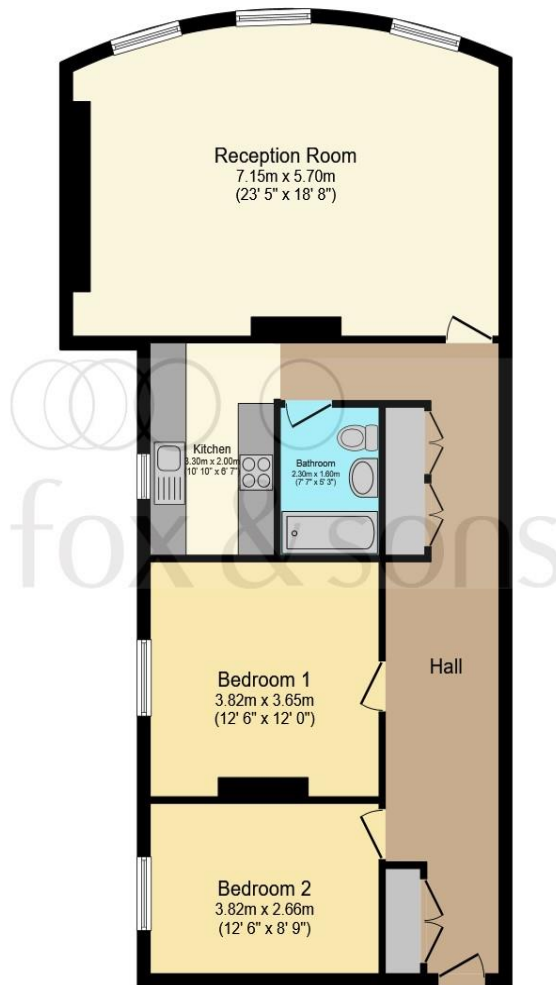
A large, top floor two bedroom apartment with lift access, situated in the popular Brunswick Square.

welcome to

Brunswick Square, Hove

An extremely spacious, top floor apartment with elevator access and stunning south westerly views over Brunswick Square gardens towards the sea. Brunswick Square is conveniently located in central Hove between the seafront/ promenade and Western Road/ Church 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.





Total floor area 90.6 m² (975 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Communal Entrance Hallway

Elevator leading to top floor.

Private Entrance Hallway

An extremely large entrance hallway, pair of built in cupboards with storage space. A further storage cupboard with hanging space and further shelving.

Living Room

A spacious room with three sash windows with stunning south westerly views of Brunswick Square gardens, Hove Lawns and out towards the sea. Pair of double radiators and shelving in the alcove.

Kitchen

Southerly aspect window with rooftop view to sea. Range of base and wall units under roll edge working surfaces, built in oven, hob and extractor. Stainless steel bowl and a quarter sink, space for washing machine and fridge/freezer. Range of wall units.

Bathroom

Low level WC, pedestal wash basin and paneled bath with shower over, chrome heated towel rail. Tiled walls and floor.

Bedroom One

A bright southerly aspect room with rooftop views with sea glimpse.

Bedroom Two

Another bright double room with easterly roof top views.

welcome to

Brunswick Square, Hove

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- LIFT ACCESS
- VIEWS OVER BRUNSWICK SQUARE
- SEA VIEWS
- LARGE LIVING ROOM
- LOCATED IN THE HEART OF HOVE

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BHF113308 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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