



4, 37, Brunswick Place, Hove, BN3 1ND

Price Guide £325,000 Share of Freehold

PRICE GUIDE: £325,000–£340,000 | Elliotts are delighted to offer this fabulous Grade II listed apartment situated within the highly sought after Brunswick Town conservation area, close by to central Hove's many independent shops, cafes and restaurants, as well as transport links, comprising of feature 15'8 west facing living room, double bedroom, 16'2 separate eat-in kitchen and bathroom. The apartment has the additional benefit of a separates storage/study room with window and a share in the freehold.

- Stunning Grade II Listed Building
- 67.4 sq.mt/725 sq.ft
- Feature 15'8 West Facing Living Room
- Kitchen/Breakfast Room
- Double Bedroom
- Neutral Bathroom
- Additional Separate Store/Study Room
- Within the Heart of Central Hove
- Close to Shops, Cafes and Restaurants
- Share of Freehold



2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

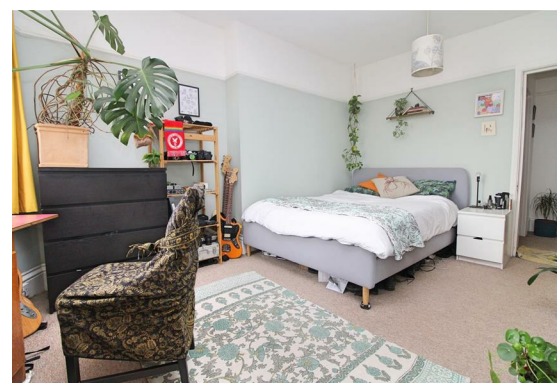
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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

ELLIOTTS

Working hard for you



Located within the sought after Brunswick Town conservation area, the apartment is positioned close by to Church Road and Western Road and therefore walking distance to the wide array of independent shops, restaurants and cafes that Hove has to offer. The famous Hove seafront and lawns are a short walk away and the apartment is also nearby to Palmeira Square, which offers bus routes across the city. Hove railway station is situated a mile away.

Set on the third floor of one of Hove's iconic Grade II Victorian terraces, the apartment features a fabulous 15'8 west facing living room, offering far reaching rooftop views of Hove with feature fireplace and space for a dining table; the room also has the advantage of a storage cupboard.

Heading through the interconnecting hallway, there are a further two good sized storage spaces and leads to an eat-in sized separate kitchen at the front of the property. The kitchen has a range of fitted units and a handy pantry style cupboard for storage. Adjacent the kitchen is a good sized double bedroom with plenty of room for various home furnishings with a bathroom located off of the hallway comprising of bath with overhead shower, basin and toilet. The property also has the added advantage of a separate storage/study space on the half landing outside the apartment which has a window; the apartment comes with a share in the freehold.

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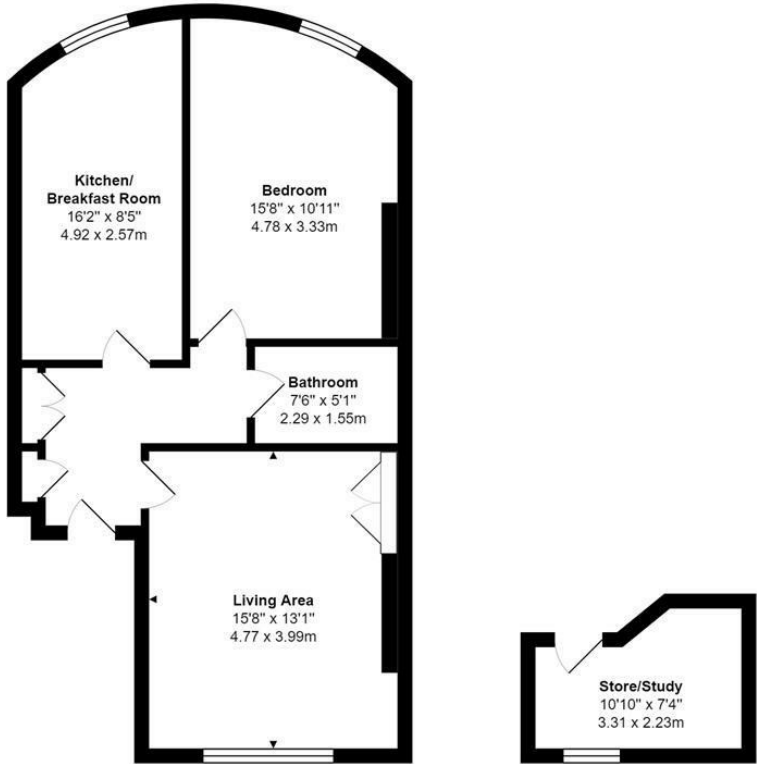
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Working hard for you

Brunswick Place



Total Area: 725 ft² ... 67.4 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Floor energy efficient - lower running costs			
21-23kWh	A		
15-21kWh	B	78	80
10-15kWh	C		
5-10kWh	D		
1-5kWh	E		
0-1kWh	F		
0-0kWh	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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