



## Brunswick Place, Hove, BN3 1NE

**£1,300 Per month**



- Garden Flat
- Central Location
- Lower Ground Floor
- Gas Central Heating

- Newly Re-Decorated
- One Double Bedroom
- Close to Hove Beach

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### Summary

PRIORS ARE PLEASED TO OFFER A WELL PRESENTED 1 BED UNFURNISHED BASEMENT FLAT WITH OUTSIDE SPACE. Centrally located the flat has access to Western Road shops, bars & restaurants, open green spaces and the beach. The flat is tastefully decorated throughout and offers well proportioned rooms. The kitchen has ample cupboard space and work tops along with a useful breakfast bar area. The lounge has a feature fireplace and fitted shelving areas. The double bedroom has a good selection of fitted wardrobes/cupboards and provides access to the rear patio - occupiers have use of 2/3rds of this area.. GFCH. EPC-C. Parking - M. C-Tax A.

### Hallway

12x3 (3.66mx0.91m)

Entrance hall leading to rest of the flat.

### Bathroom

Well presented tiled bathroom incorporating roll top bath with mixer shower attachment. WC. Wash basin. Radiator. Tiled floor.

### Kitchen

9x8 (2.74mx2.44m)

Fully equipped modern kitchen with appliances including washing machine, dishwasher & microwave. Stainless steel work top and sink. Breakfast bar. Good selection of wall cupboards. Gas hob, electric oven & extractor hood.

### Lounge

16x9 (4.88mx2.74m)

Nicely decorated lounge incorporating useful built in shelving areas and feature fireplace. 3 Sash windows. x2 Radiators.

### Bedroom

9x9 (2.74mx2.74m)

Double bedroom (can fit a king size bed) with selection of cupboards/wardrobes. Radiator. Door leading to rear patio.

### Patio

13x8 (3.96mx2.44m)

West facing rear patio, shared with neighbour.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

