



## FLAT 1, 62 BRUNSWICK PLACE

HOVE, BN3 1NB

£600,000  
SHARE OF FREEHOLD

Guide Price £600,000 - £650,000. Beautifully presented raised ground floor apartment with stunning private rear garden. This fantastic property is packed full of character with attractive open fireplace, high ceilings, original cornicing, oak flooring and large sash windows all adding to the charm of this superb period property. There is a real sense of space throughout with accommodation comprising; impressive west facing lounge diner, two bedrooms, modern bathroom and magnificent double aspect kitchen/ breakfast room with two sets of double doors leading out to the delightful rear garden. The garden room offers plenty of useful options, complete with underfloor heating it has been used as an occasional bedroom or office/ studio space. Additional benefits include plenty of built in storage, most notably in the long entrance hall. The property is sold with share of freehold and the building itself is very well maintained.

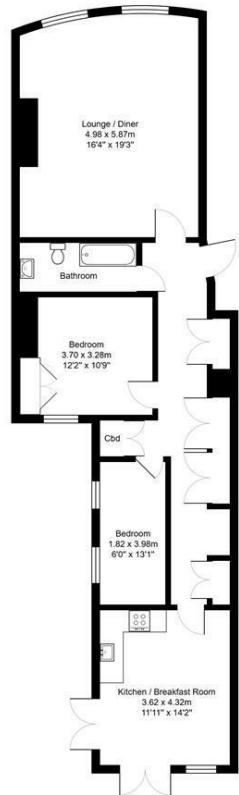
This extremely sought after location is perfectly positioned to enjoy all the City has to offer. Popular shops, cafes and restaurants are located close by and the seafront is a short walk away. Brighton & Hove mainline stations are both accessible providing regular and direct links to London.

# Nicholas James

SALES LETTINGS AUCTIONS







62 Brunswick Place

Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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