



Brunswick Place, Hove BN3 1NB

Spacious and well decorated two bedroom apartment with own street entrance and courtyard garden, within the Brunswick Town conservation area of central Hove, within easy reach of the shops, bars, cafes and restaurants that central Hove is renowned for.

welcome to

Brunswick Place, Hove

A stunningly presented and spacious apartment with own street entrance, in an extremely popular location in the Brunswick Town conservation area of central Hove. The modern and well decorated interior has its own street entrance, masses of storage, large open plan living/kitchen/dining room with modern kitchen area and characterful exposed brickwork. There is a modern bathroom with white suite and two large bedrooms overlooking a good size rear courtyard.





Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Brunswick Place is a wide street of Grade II listed Regency townhouses, leading down to Brunswick Square public gardens and in turn Hove Lawns and Hove seafront.

There is a wide range of independent shops, bars, restaurants and cafes literally on your doorstep with easy access to Tesco express, Sainsburys local and a larger Waitrose supermarket. Brighton and Hove railway stations are both easily accessible with their mainline links to London.

welcome to

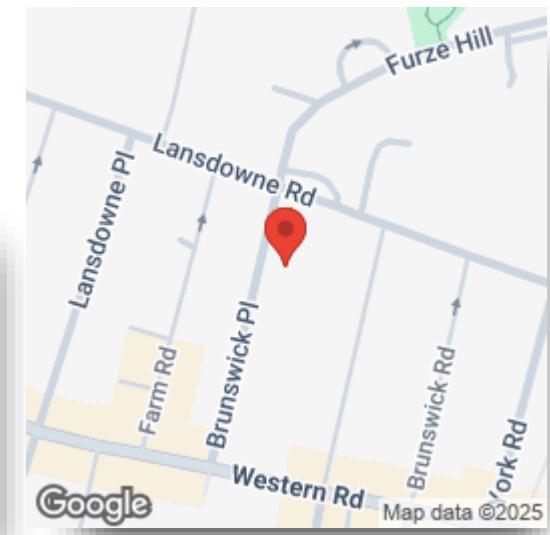
Brunswick Place, Hove

- Spacious lower ground floor apartment within a well cared for Grade II Listed building
- Own Street entrance
- Open plan living room/kitchen/dining area
- Two large double bedrooms
- Modern bathroom
- Large courtyard garden
- Plenty of inside and outside storage
- No onward chain

Tenure: Leasehold EPC Rating: D Council Tax Band: B Service Charge: 2000.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 15 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online fox-and-sons.co.uk/Property/BHF114332

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.



Property Ref:
BHF114332 - 0005



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



fox-and-sons.co.uk