



Nestled in highly sought after Brunswick Square, this delightful flat offers a perfect blend of classic elegance and modern comfort. The property features a spacious double aspect reception room, ideal for both relaxation and entertaining guests. There is a modern kitchen area and additional storage areas for hiding away non essential items.

Brunswick Square is renowned for its beautiful architecture and vibrant community, making it an attractive location for those seeking a lively yet tranquil environment. Residents can enjoy the nearby seafront, with its picturesque views and leisurely walks along the promenade. The area is also well-served by local amenities, including shops, cafes, and restaurants, ensuring that everything you need is within easy reach.

This flat is perfect for individuals or couples looking for a stylish home in a sought-after location. With its charm and modern conveniences, it presents an excellent opportunity for both first-time buyers and those looking to invest in a desirable area. Don't miss the chance to make this lovely flat your new home in Hove.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TOP (FOURTH) FLOOR FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- DOUBLE ASPECT OPEN PLAN LIVING ROOM
- FITTED KITCHEN AREA
- ONE DOUBLE BEDROOM
- STYLISH SHOWER ROOM
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY





THIRD FLOOR

ENTRANCE

Decorative dado rail, stairs rising to:

FOURTH FLOOR

LANDING

Entry phone system, radiator.

OPEN PLAN LOUNGE/KITCHEN

Double aspect, South and East aspect double glazed windows, views to the sea, recessed downlighting, eves storage with fitted cupboards, wooden flooring.

KITCHEN AREA

Modern fitted kitchen comprising worktops with tiled surround, stainless steel Belfast style sink with mixer tap, electric oven, gas hob with stainless steel extractor hood over, plumbed space for dishwasher, space for further appliance, movable butchers block giving access to concealed storage cupboard housing electric RCD and meter.

SHOWER ROOM

Fitted with stylish white suite comprising tiled shower cubicle, worktop with bowl wash hand basin, mixer tap and tiled splashback, fitted mirror over, WC with concealed cistern, recessed downlighting, chrome ladder style heated towel rail, extractor fan.

BEDROOM

Two double glazed sash windows, six fitted cupboards, plumbing for washing machine, recessed downlighting, radiator

ADDITIONAL INFORMATION

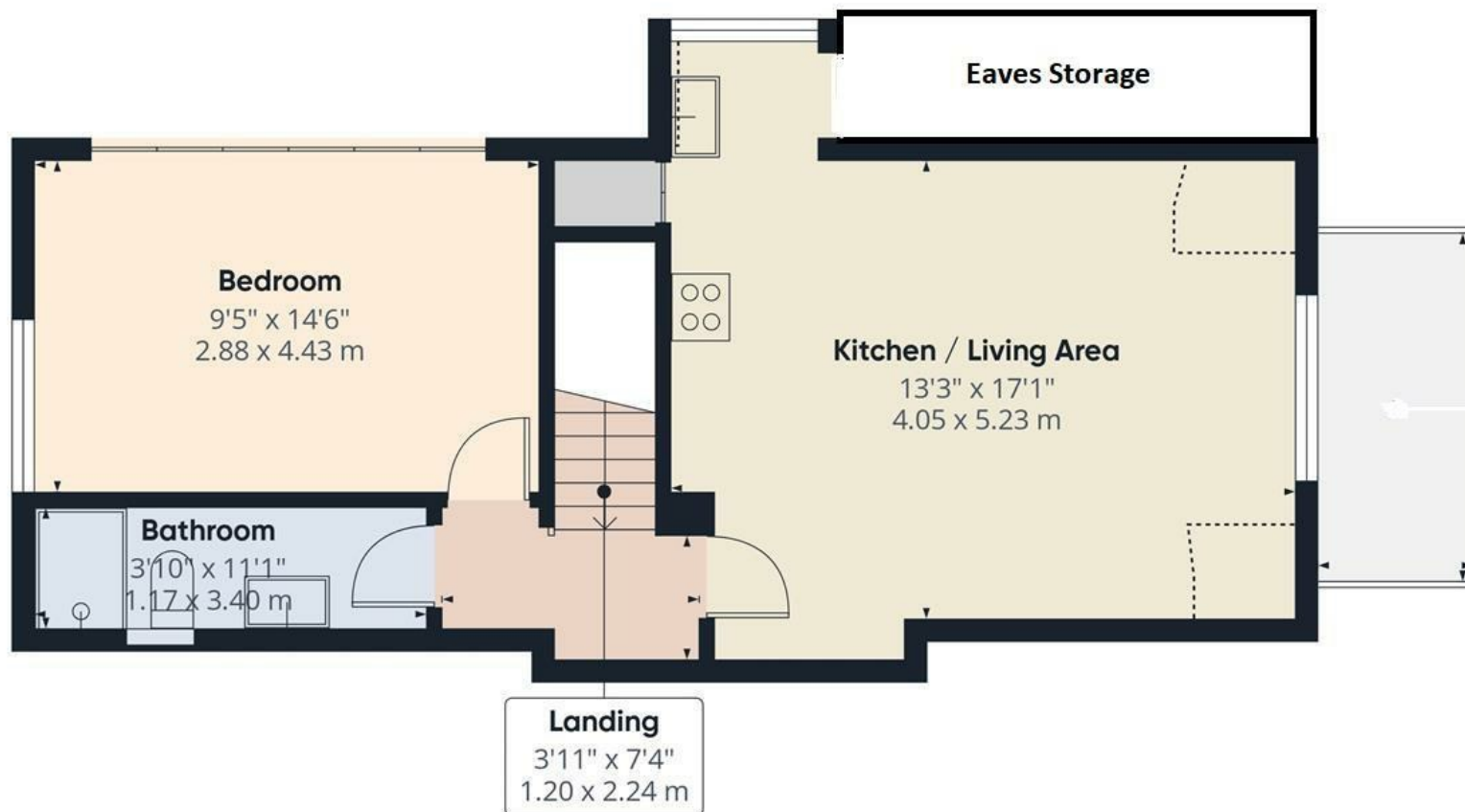
Lease - Share of Freehold

Maintenance - £1,600 approx p.a.

Ground Rent - £0

Council Tax Band B - £2,006.23





Approximate total area⁽¹⁾

461 ft²

42.8 m²

Balconies and terraces

40 ft²

3.7 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

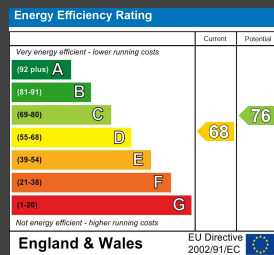
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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