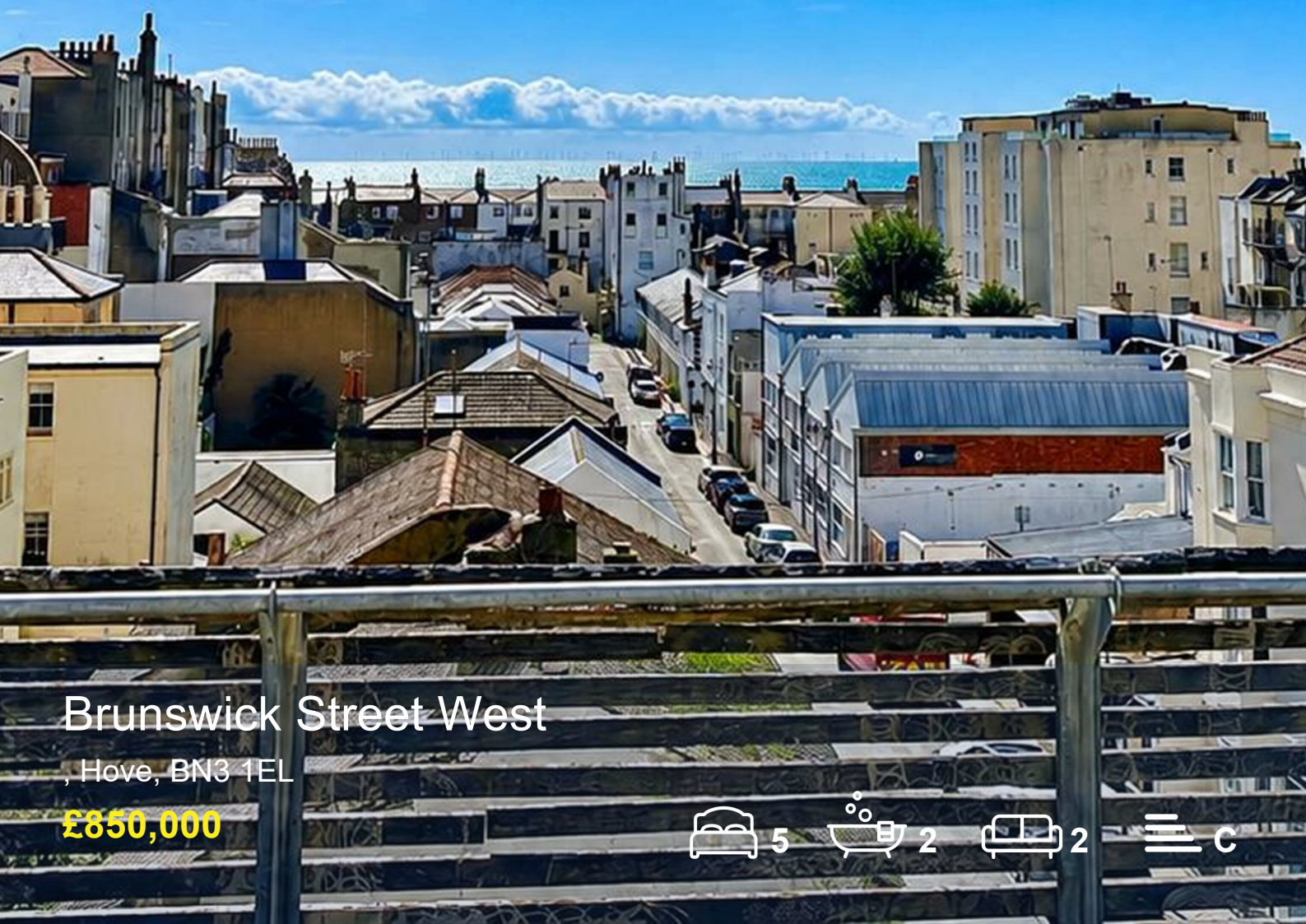




Brunswick Street West

, Hove, BN3 1EL

£850,000



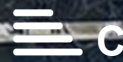
5



2

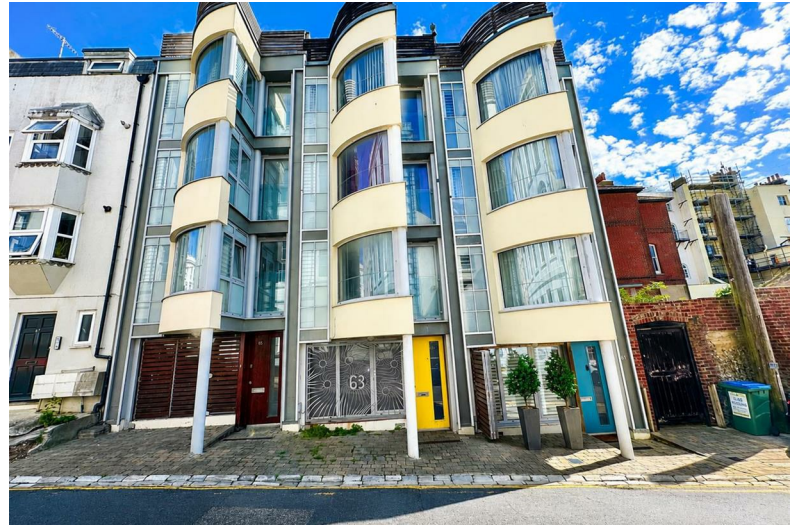


2



3

Brunswick Street West

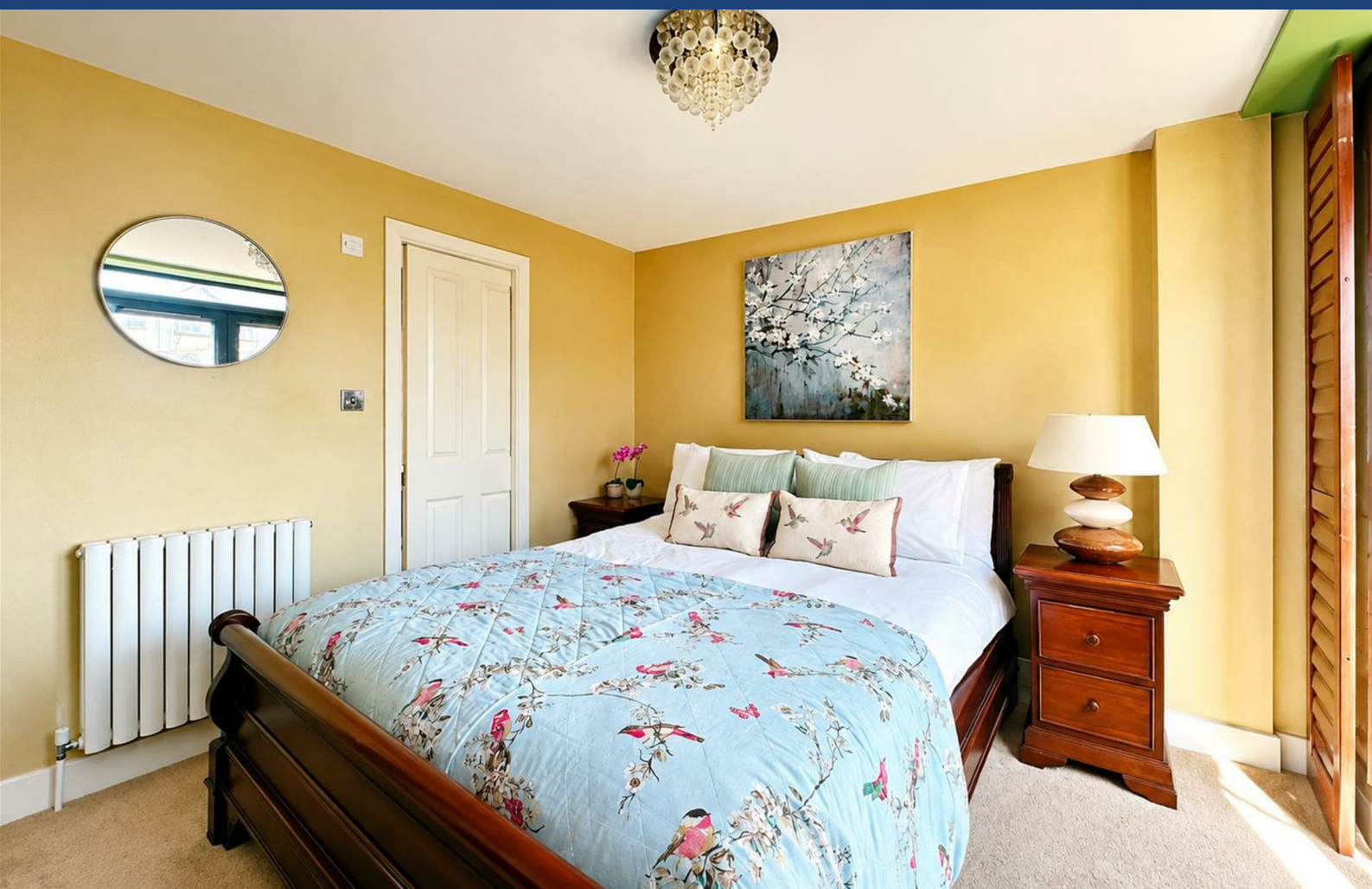


Description

Avard Estate Agents are delighted to offer for sale this exceptional four/five-bedroom contemporary townhouse, superbly positioned in the heart of Hove. Beautifully presented throughout, the property offers substantial and versatile accommodation arranged over four floors, complemented by a spectacular south-facing roof terrace with far-reaching rooftop and sea views.

Combining striking contemporary architecture with stylish, high-quality interiors, this impressive home also benefits from the considerable advantage of off-street parking. A property offering this combination of generous accommodation, excellent outside space, parking and such a desirable central Hove location represents a rare opportunity.





Brunswick Street West, BN3

Approximate Gross Internal Area = 140 sq m / 1511 sq ft

Ground Floor

- Communal Garden
- Garden Approximate 3.35 (11'11")
- Kitchen / Breakfast Room 4.67 x 3.58 (15'4" x 11'9")
- Up

First Floor

- Reception Room 4.37 x 3.61 (14'4" x 11'10")
- Down
- Study / Bedroom 5 4.14 x 3.61 (13'7" x 11'10")
- Up

Second Floor

- Bedroom 4 3.61 x 2.96 (11'10" x 9'8")
- Down
- Bedroom 3 4.11 x 3.61 (13'6" x 11'10")
- Up

Third Floor

- Dressing Room / Bedroom 2 4.14 x 3.58 (13'7" x 11'9")
- Up
- Down

Fourth Floor

- Bedroom 1 3.61 x 3.61 (11'10" x 11'10")
- Down
- Roof Terrace 9.47 x 3.58 (31'1" x 11'8")

Ground Floor

IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IFMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property. (Noted on the plan. Any figure provided is for guidance only and should not be relied upon.)

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A Google Map of Brighton and Hove, UK, showing the coastline and surrounding areas. A red location pin is placed on the Kingsway road, near the Hove Beach Huts. Other labeled locations include St Ann's Well Gardens, Brighton Toy and Model Museum, Brighton i360, and Brighton West Pier. The map includes street names like Church Rd, Hove St, Kingsway, and Western Rd. The Google logo is in the bottom left corner, and 'Map data ©2020' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	88
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating			

Please contact our Avarð Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.