



## **Brunswick Place, Hove BN3 1NB**

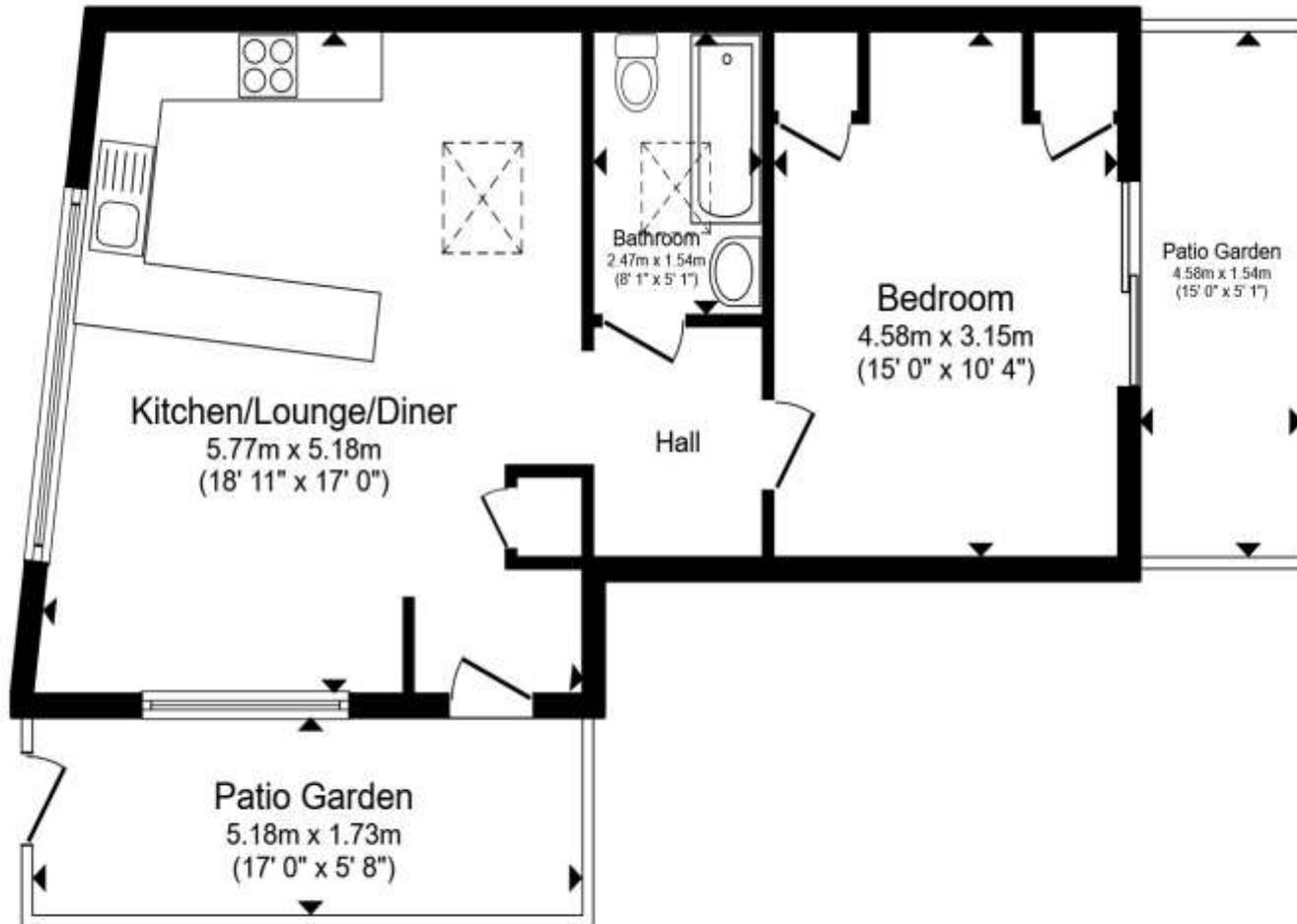
*A really spacious detached home all on one level, with its own private courtyard gardens with the benefit of no adjoining neighbours, in a tucked away position, through a private gateway. It provides a great way of living centrally, all on one level with the benefit of being freehold.*

**welcome to**

## **Brunswick Place, Hove**

A unique detached freehold property occupying a tucked away yet central position on the Brighton Hove boarder. The well planned accommodation comprises of a private secure entrance off Lansdowne Road, which leads into your private courtyard garden. Internally there is a large dual aspect open plan living room/kitchen/dining room, bathroom and large bedroom with access to its own additional courtyard garden. The property is located at the top of Brunswick Place, just over the boarder into Hove, in the popular Brunswick Town conservation area. There is a huge variety of independent shops, cafes, bars and restaurants as well as a large Waitrose supermarket and smaller Tesco and sainsburys stores. Hove seafront and lawns are around a five minute walk away with Brighton and Hove stations are 10-15 minutes away on foot.





**Total floor area 51.0 m<sup>2</sup> (549 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.propertybox.io](http://www.propertybox.io)



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

## Brunswick Place, Hove

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Unique detached residence
- Private gated entrance
- Large dual aspect open plan living room and kitchen
- Large bedroom leading to its own Southerly patio garden
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114482 - 0002

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



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



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