



A TWO BEDROOM top (fourth) floor flat in a CONVERTED GRADE I LISTED BUILDING on HOVE'S FINEST SEAFRONT SQUARE. The accommodation WEST ASPECT LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, VIEWS OVER SQUARE GARDENS TO THE SEA, BATHROOM, EN SUITE SHOWER ROOM, GCH, EPC D.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- WEST ASPECT LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- VIEWS OVER SQUARE GARDENS TO THE SEA
- TWO BEDROOMS
- LUXURY BATHROOM
- EN SUITE SHOWER ROOM
- WELL PRESENTED THROUGHOUT





### **THIRD FLOOR**

#### **ENTRANCE**

Stairs rising to:

#### **FOURTH FLOOR**

#### **HALLWAY**

Ceiling coving, storage cupboard housing water cylinder, cupboard housing electric meter and trips, two radiators.

#### **LOUNGE**

Two West aspect sash windows with views over Brunswick Square Gardens to the sea, ceiling coving, feature fireplace with stone mantle and hearth, recessed downlighting, radiator, open arch to:

#### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, one and a quarter single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, washer/dryer, fridge, freezer, wine cooler, radiator, West aspect sash window with views over Brunswick Square Gardens to the sea.

#### **BEDROOM 1**

East aspect window, ceiling coving, fitted wardrobe, radiator, door to:

#### **EN SUITE SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level close coupled WC, mirror fronted medicine cabinet, recessed downlighting, tiled walls, extractor fan.

#### **BEDROOM 2**

East aspect window, ceiling coving, cupboard housing boiler, radiator.

#### **BATHROOM**

Fitted with white suite comprising bath with free standing mixer tap with shower attachment, pedestal wash hand basin with mixer tap, fitted mirror over, low level close coupled WC, recessed downlighting, tiled walls, extractor fan, chrome ladder style heated towel rail.

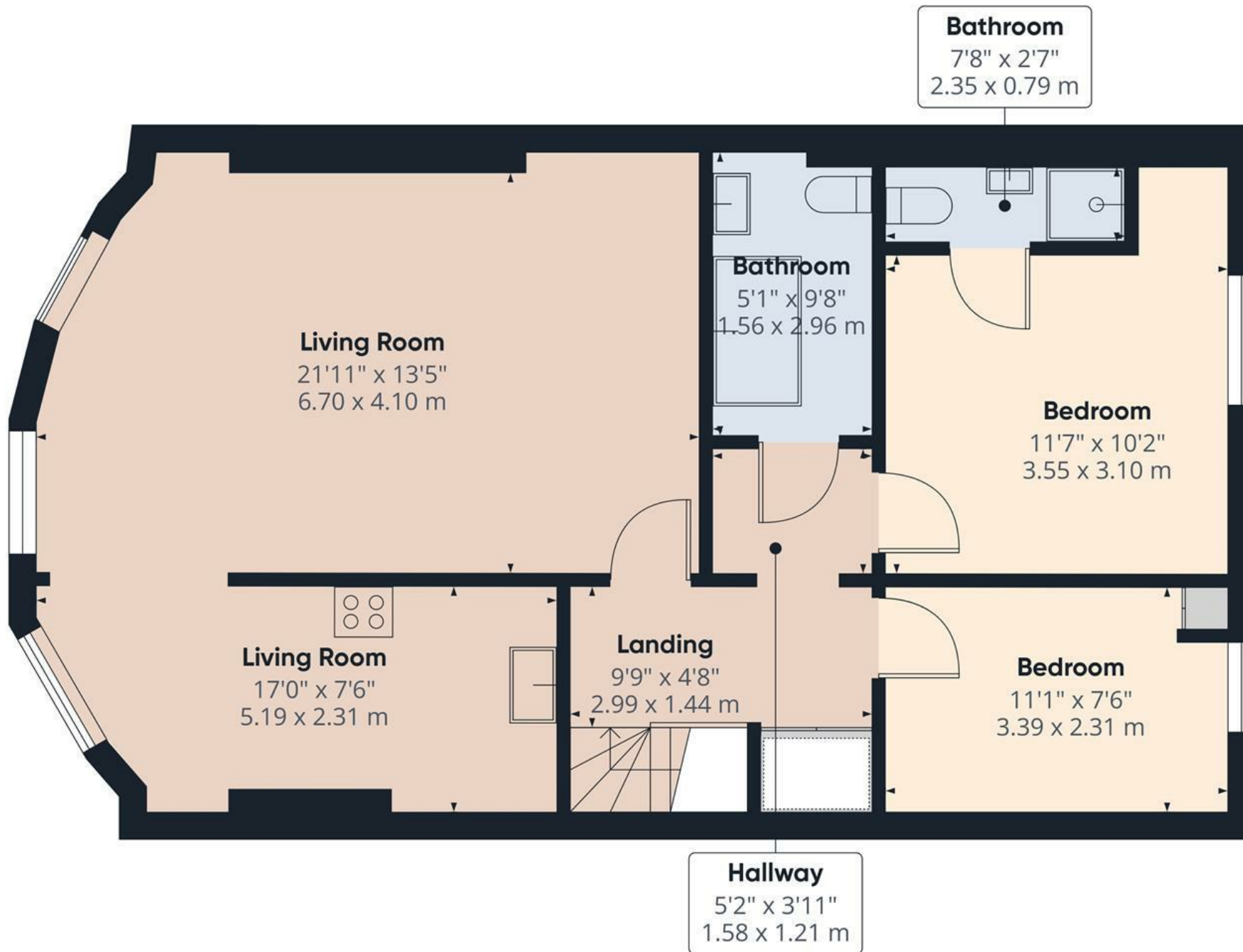
#### **ADDITIONAL INFORMATION**

Lease - Share of Freehold - Balance of 999 years

Maintenance - £2,000

Ground rent - £0

Council Tax Band C - £2,292.84



Approximate total area<sup>m</sup>

750 ft<sup>2</sup>  
69.8 m<sup>2</sup>

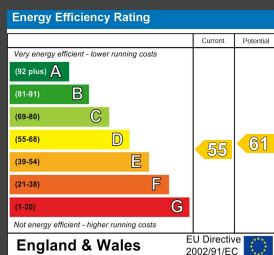
(1) Excluding balconies and terraces

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)



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