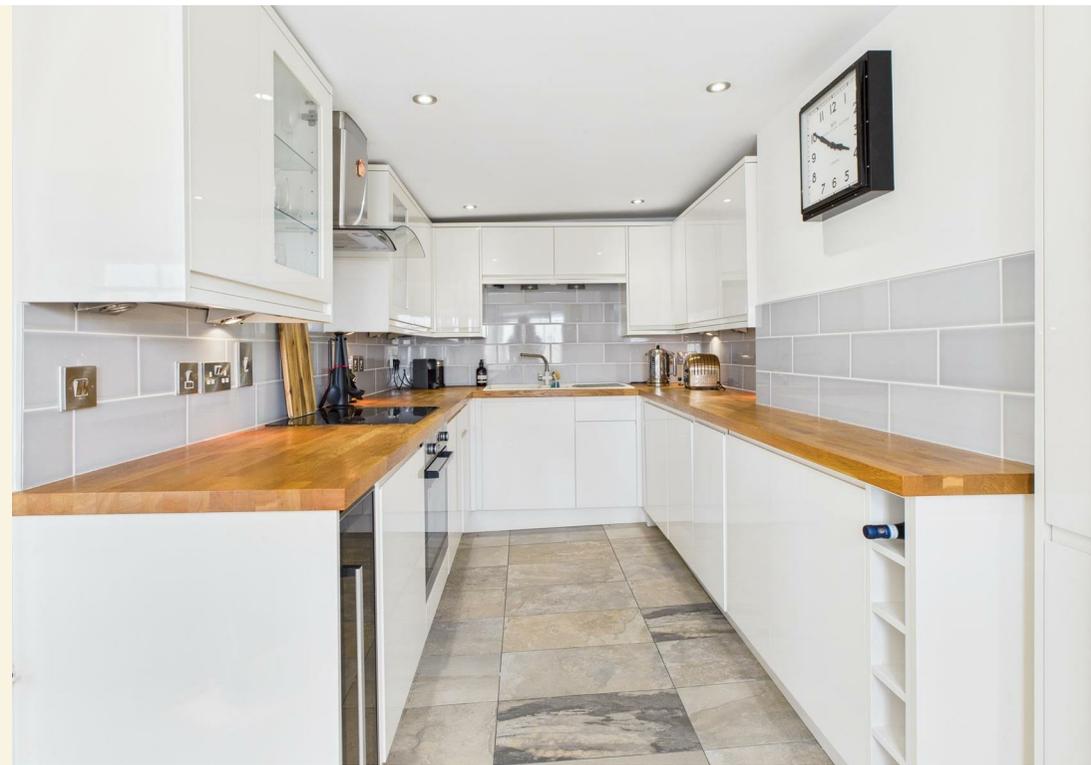




A TWO BEDROOM top (fourth) floor flat in a CONVERTED GRADE I LISTED BUILDING on HOVE'S FINEST SEAFRONT SQUARE. The accommodation WEST ASPECT LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, VIEWS OVER SQUARE GARDENS TO THE SEA, BATHROOM, EN SUITE SHOWER ROOM, GCH, EPC D.

- 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

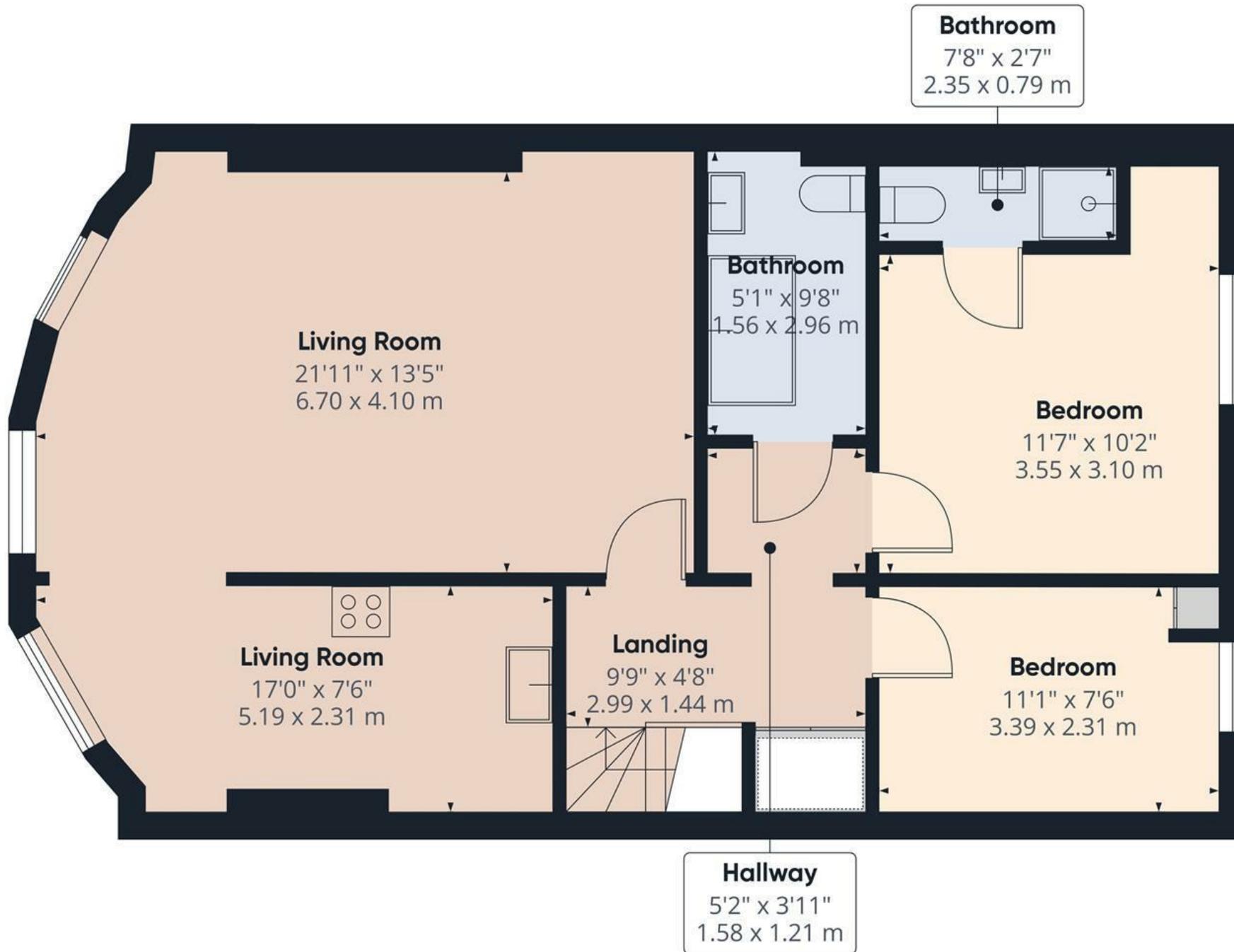
Lease - Share of Freehold

Maintenance -

Ground rent - £

Council Tax Band C - £2,182.92



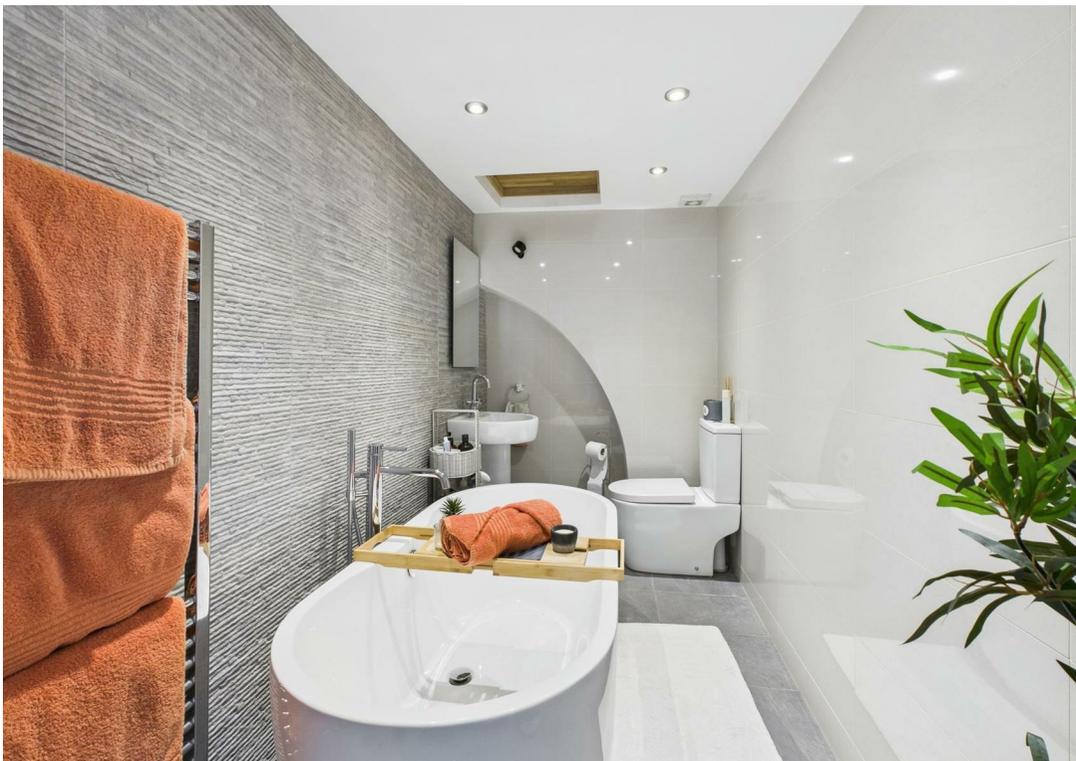


Approximate total area^m
 750 ft²
 69.8 m²

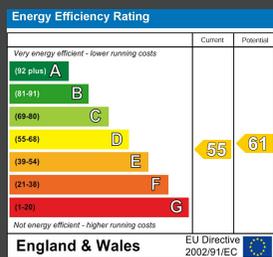
(1) Excluding balconies and terraces

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)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
 Email: sales@brices.co.uk
 www.brices.co.uk

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