



5A BRUNSWICK TERRACE, HOVE, BN3 1HN

SHARE OF FREEHOLD £575,000



A SPACIOUS TWO/THREE BEDROOM flat in a CONVERTED GRADE I LISTED BUILDING on HOVE'S FINEST SEAFRONT TERRACE. The accommodation comprises entrance hall, SOUTH ASPECT LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, THREE COURTYARDS, BATHROOM, EN SUITE SHOWER ROOM, DRESSING ROOM, OWN STREET ENTRANCE, SHARE OF FREEHOLD, EPC C.

- VIRTUAL REALITY TOUR AVAILABLE
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- SOUTH ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS + STUDY
- THREE COURTYARDS
- BATHROOM + EN SUITE
- SHARE OF FREEHOLD
- APPROXIMATELY 1,300 SQUARE FOOT





## LOWER GROUND FLOOR

### ENTRANCE LOBBY

East aspect multi glass pane window, meter cupboard, tiled floor, glass panel door to:

### HALLWAY

Dado rail, storage cupboard, wooden flooring, chrome column radiator.

### LOUNGE/DINING ROOM

South aspect multi glass paned windows to bay overlooking FRONT COURTYARD, ceiling coving, ceiling spotlights, feature plaster fireplace surround with wallpaper panel with wooden beading frame over, shelving and cupboards to chimney recess, two wall light points, wooden flooring, three radiators.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, marble worktops and splashbacks, inset stainless steel sink unit with mixer tap, electric double oven and hob with stainless steel extractor hood over, plumbed space for washing machine and dishwasher, space for fridge/freezer, recessed downlighting, two wallpaper panels with wooden beading, wooden flooring, 5 borrowed light windows to LOUNGE/DINING ROOM, window, door to INNER COURTYARD.

### INNER HALL

Dado rail, walk in storage cupboard, further cupboard, wooden framed double glazed windows and door to REAR COURTYARD, wooden flooring, column radiator.

### BEDROOM 3/STUDY

Timber framed double glazed window overlooking INNER COURTYARD, recessed downlighting, wooden flooring, skirting radiator.

### BEDROOM 2

Window overlooking REAR COURTYARD, ceiling coving, cupboard, three wallpaper panels with wooden beading frame, wooden flooring, column radiator.

### BATHROOM

Fitted with white suite comprising corner bath with wall mounted taps and shower head, wash hand basin with mixer tap set on wooden dresser, fitted mirror over, low level close coupled WC, recessed downlighting, linen cupboard, travertine tiled walls, tiled floor, chrome ladder style heated towel rail, underfloor heating.

### BEDROOM 1

Timber framed double glazed windows overlooking REAR COURTYARD, ceiling coving, two wallpaper panels with wooden beading frame, two wall light points, wooden flooring, column radiator, glass pane door to:

### DRESSING ROOM

Fitted wardrobes and cupboards, wooden flooring, radiator, frosted glass panel door to:

### EN SUITE SHOWER ROOM

Fitted with white suite comprising 'Travertine' tiled shower cubicle with fixed and flexible hose shower heads, wash hand basin with mixer tap and cupboard under, fitted mirror, WC with concealed cistern, recessed downlighting, shelving to recess, 'Travertine' tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail.

## EXTERNAL

### FRONT COURTYARD

South aspect, two cellar vaults.

### INNER COURTYARD

Painted with beach hut scene, store room housing boiler.

### REAR COURTYARD

## ADDITIONAL INFORMATION

Lease - Share of Freehold

Maintenance -

Ground Rent - £0

Council Tax Band - C - £2,292.84





**Approximate total area<sup>(1)</sup>**

1297 ft<sup>2</sup>

120.4 m<sup>2</sup>

(1) Excluding balconies and terraces

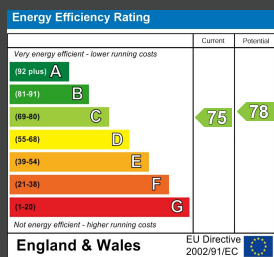
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



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