brices
sales & lettings

360°
brices
VIRTUAL VIEWINGS



55B BRUNSWICK SQUARE, HOVE, BN3 1EF

SHARE OF FREEHOLD £280,000

Located in highly sought after Brunswick Square area of Hove, this delightful period flat offers a perfect blend of character and modern living. Spanning an inviting 495 square feet, the property features a stylish and well presented open plan lounge/kitchen that serves as an ideal space for relaxation or entertaining guests.

The flat comprises one spacious bedroom, providing a tranquil retreat at the end of the day. The bath/shower room is thoughtfully designed, ensuring both comfort and convenience. The period features of the property add a touch of elegance, making it a unique find in this sought-after location.
The rear patio/garden features a sauna nad home office and there is a further courtyard.

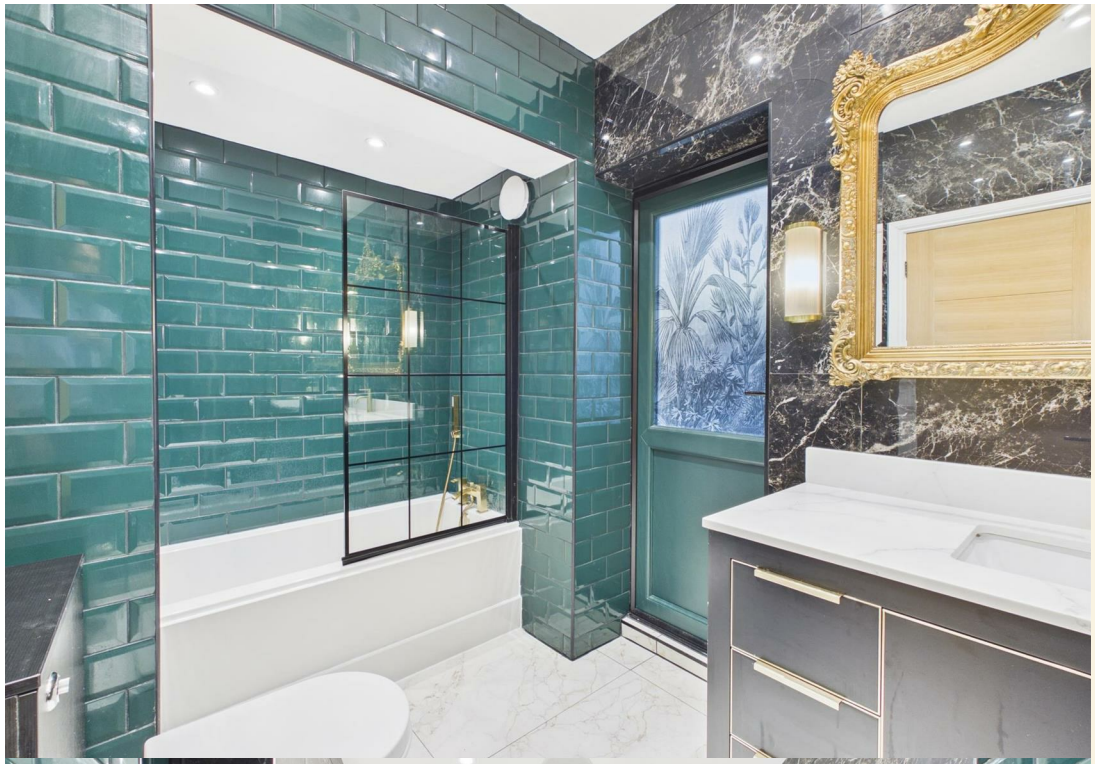
Brunswick Square is renowned for its beautiful architecture and proximity to the vibrant seafront, where you can enjoy leisurely strolls along the beach or partake in the lively atmosphere of local cafes and shops. This flat is perfect for individuals or couples seeking a stylish home in a lively community.

With its appealing layout and prime location, this property presents an excellent opportunity for those looking to embrace the coastal lifestyle that Hove has to offer. Don't miss the chance to make this charming flat your new home.

- PRICE RANGE £280,000 - £300,000
- EXTREMELY STYLISH AND BEAUTIFULLY PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- MODERN FIITTED KITCHEN WITH APPLIANCES
- LUXURY BATH/SHOWER ROOM
- COURTYARD AND REAR PATIO/GARDEN
- HOME OFFICE AND SAUNA
- AN ABSOLUTE MUST VIEW PROPERTY









LOWER GROUND FLOOR

ENTRANCE HALL
Ceiling covind, motion sensor recessed downlighting, wall mounted heater, wooden door to:

HALLWAY
Ceiling coving, recessed downlighting, entry phone system, five wall light points, engineered Oak flooring, radiator.

BATH/SHOWER ROOM
Very stylishly fitted and comprising panelled bath with mixer tap and shower attachment, screen to side, tiled shower cubicle with fixed and flexible hose shower heads, vanity unit with comprising marble worktop with inset sink, mixer tap and cupboards and drawers under, low level close coupled WC, recessed downlighting, ceiling speakers, tiled walls, marble tiled floor, point for hairdryer, extractor fan, ladder style heated towel rail, door to:

INNER COURTYARD
Measuring 9'1 x 8'1 (2.74 x 2.4m).
Tiled floor, power point, tap.

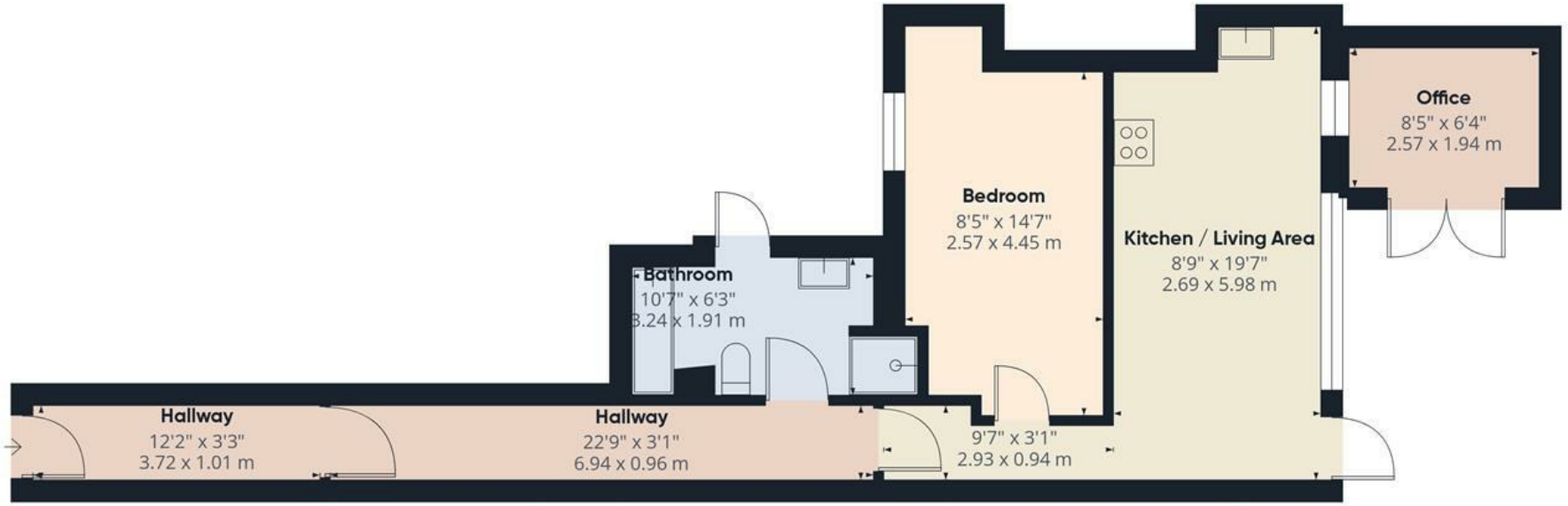
BEDROOM
Double glazed window to INNER COURTYARD, ceiling coving and speakers, recessed downlighting, extractor fan, radiator, wooden door.

OPEN PLAN LOUNGE/KITCHEN
Westa aspect double glazed windows and door to REAR PATIO, ceiling coving, recessed downlighting, part wood panelling to walls, engineered oak flooring, radiator.

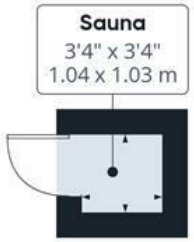
KITCHEN AREA
Modern fitted kitchen fitted with a range of eye level wall cupboards and base cupboard and drawer units, kickboard with lighting, granite worktops and splashback, tiled surround, inset stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, microwave, washing machine, fridge/freezer, cupboard housing boiler, extractor fan, engineered oak flooring.

REAR PATIO
West aspect, extendable awning, paved, power point.
HOME OFFICE - Measuring 8'8 x 6'4 (2.57 x 1.94m). Double glazed doors, recessed downlighting, space for tumble dryer, laminated wooden flooring, mounted electric heater.
SAUNA - Measuring 3'4 x 3'4 (1.03 x 1.03m)

ADDITIONAL INFORMATION
Lease - Share of Freehold, balance of 999 years.
Maintenance - £1,150
Ground Rent - 0
Council Tax Band A - £1,719.63
Parking Zone M



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

565 ft²

52.4 m²

(1) Excluding balconies and terraces

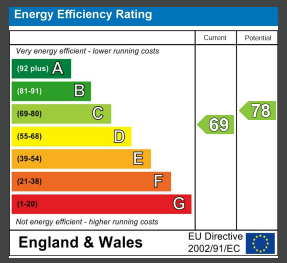
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

360° brices VIRTUAL VIEWINGS

brices sales & lettings