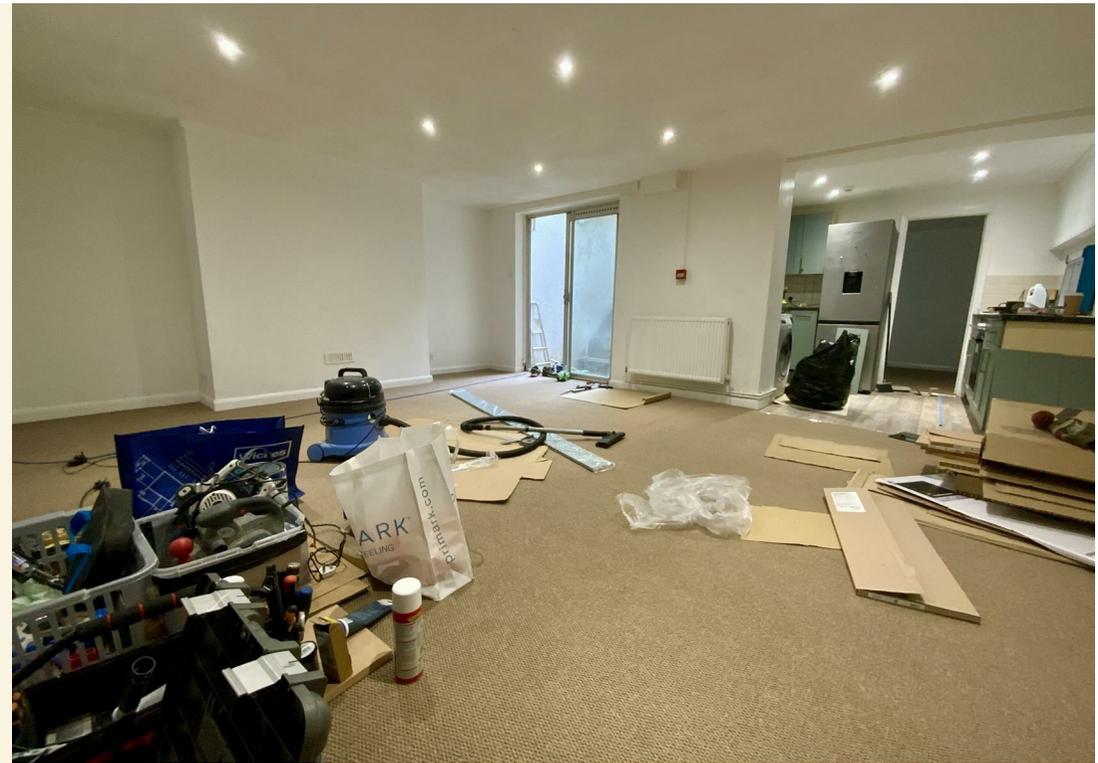




22 BRUNSWICK PLACE, HOVE, BN3 1NA

SHARE OF FREEHOLD £325,000

- CURRENTLY BEING REFURBISHED
- RE DECORATED AND NEW CARPETS
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN AREA BEING UPDATED
- TWO/THREE BEDROOMS
- BATHROOM
- REAR PATIO/GARDEN
- OWN STREET ENTRANCE
- NO ON GOING CHAIN
- SHARE OF FREEHOLD





## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Recessed downlighting.

### **BEDROOM 3/STUDY**

West aspect multi glass paned sash window, recessed downlighting, new carpet, radiator.

### **BATHROOM**

Fitted with white suite comprising panelled bath with electric shower over, (Not tested), pedestal wash hand basin, low level close coupled WC, recessed downlighting, tiled walls, tiled floor, extractor fan, radiator.

### **LOUNGE/DINING ROOM**

East aspect sliding double glazed doors to PATIO/GARDEN, recessed downlighting, new carpet, two radiators.

### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer with mixer tap, electric oven, gas hob with stainless steel extractor over, plumbed space for washing machine, space for fridge/freezer, recessed downlighting, multi glass pane window, door to:

### **INNER HALL**

New carpet.

### **BEDROOM 1**

West aspect multi glass paned sash window, recessed downlighting, new carpet, radiator.

### **BEDROOM 2**

Multi glass paned sash window, recessed downlighting, cupboard housing combination boiler, (Not Tested), new carpet, radiator.

### **EXTERNAL**

#### **PATIO/GARDEN**

East aspect.

### **ADDITIONAL INFORMATION**

Lease - Soon to have Share of Freehold

Maintenance - To Be Confirmed

Ground Rent - To be Confirmed

Council Tax Band C - £2,182.92



**Approximate total area<sup>m</sup>**

783 ft<sup>2</sup>

72.6 m<sup>2</sup>

(1) Excluding balconies and terraces

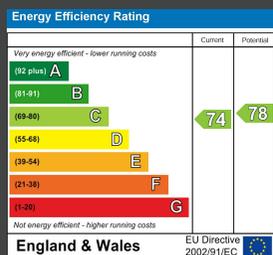
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: C**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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