



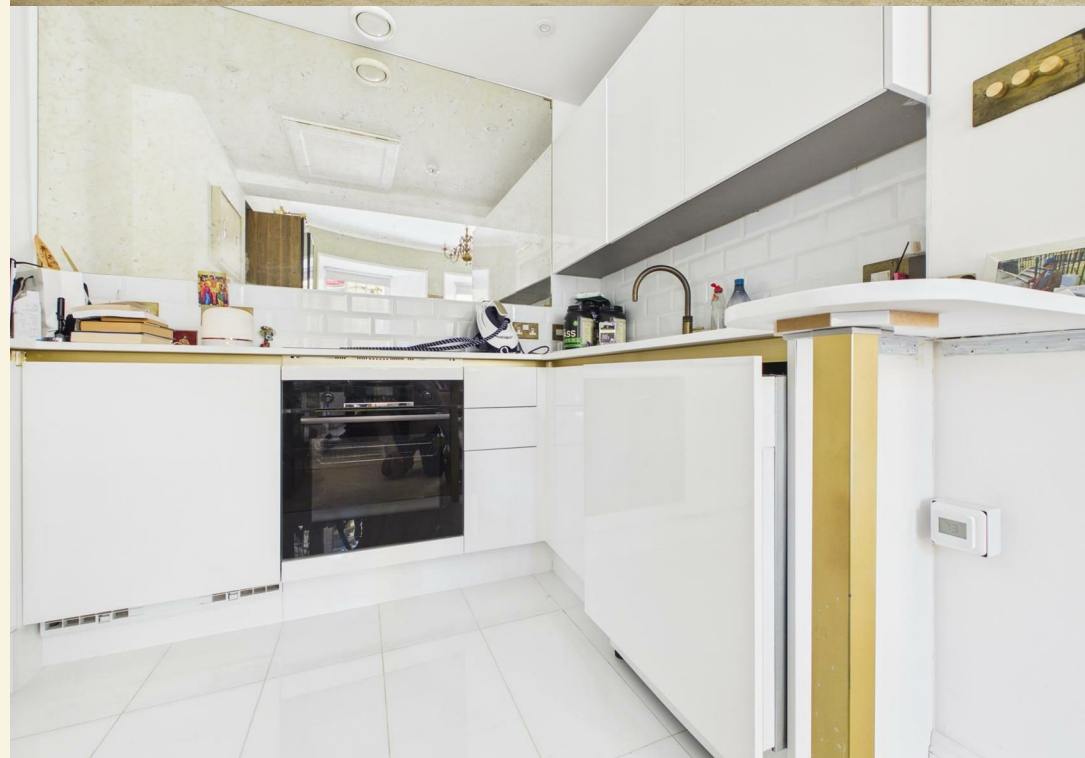
Located in the highly sought after Brunswick Town conservation area of Hove, this delightful period studio flat offers a unique blend of character and modern living. The property features a well-proportioned studio room that serves as a versatile space, perfect for both relaxation and entertaining. The studio layout maximises the use of space, creating a warm and inviting atmosphere.

The bathroom is thoughtfully designed, providing all the necessary amenities for your daily routine. The period features of the property add a touch of elegance, showcasing the rich history of the building while ensuring a comfortable living experience.

Brunswick Square itself is a picturesque location, known for its beautiful architecture and proximity to the vibrant seafront. Residents can enjoy leisurely strolls along the beach, as well as easy access to local shops, cafes, and restaurants that Hove has to offer. This studio flat is an ideal choice for those seeking a stylish and convenient home in a sought-after area.

Whether you are a first-time buyer, a young professional, or looking for a charming rental property, this studio flat in Brunswick Square presents an excellent opportunity to embrace the coastal lifestyle. Don't miss the chance to make this lovely space your own.

- VIRTUAL REALITY TOUR AND FLOOR PLAN
- SPACIOUS STUDIO FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- SPACIOUS 17'2 x 16'4 STUDIO
- HIGH SPECIFICATION FITTED KITCHEN
- MODERN BATHROOM
- SOME PERIOD FEATURES
- SHARE OF FREEHOLD
- A MUST VIEW HIGH QUALITY PROPERTY





LOWER GROUND FLOOR

ENTRANCE HALL

Ornate ceiling coving, entry phone system, door to BATHROOM, smoked bevelled glass door with smoked bevelled glass windows to one side to STUDIO.

BATHROOM

Fitted with modern white suite comprising panelled spa bath with mixer tap, wall mounted shower and folding shower screen to side. wash hand basin with mixer tap and cupboards under, low level close coupled WC with mirror fronted medicine cabinet over, tiled walls, tiled floor with under floor heating, extractor fan, chrome ladder style heated towel rail.

STUDIO

Spacious room with two East aspect sash windows with shutters to sides, ornate ceiling coving and rose, two radiators, open square arch to:

KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, corian worktops with tiled surround, one and a quarter bowl sink unit with mixer tap, electric oven, electric hob, washer/dryer, fridge with freezer compartment, ceiling spotlights, loft hatch, fitted mirror to one wall, tiled floor with under floor heating, extractor.

ADDITIONAL INFORMATION

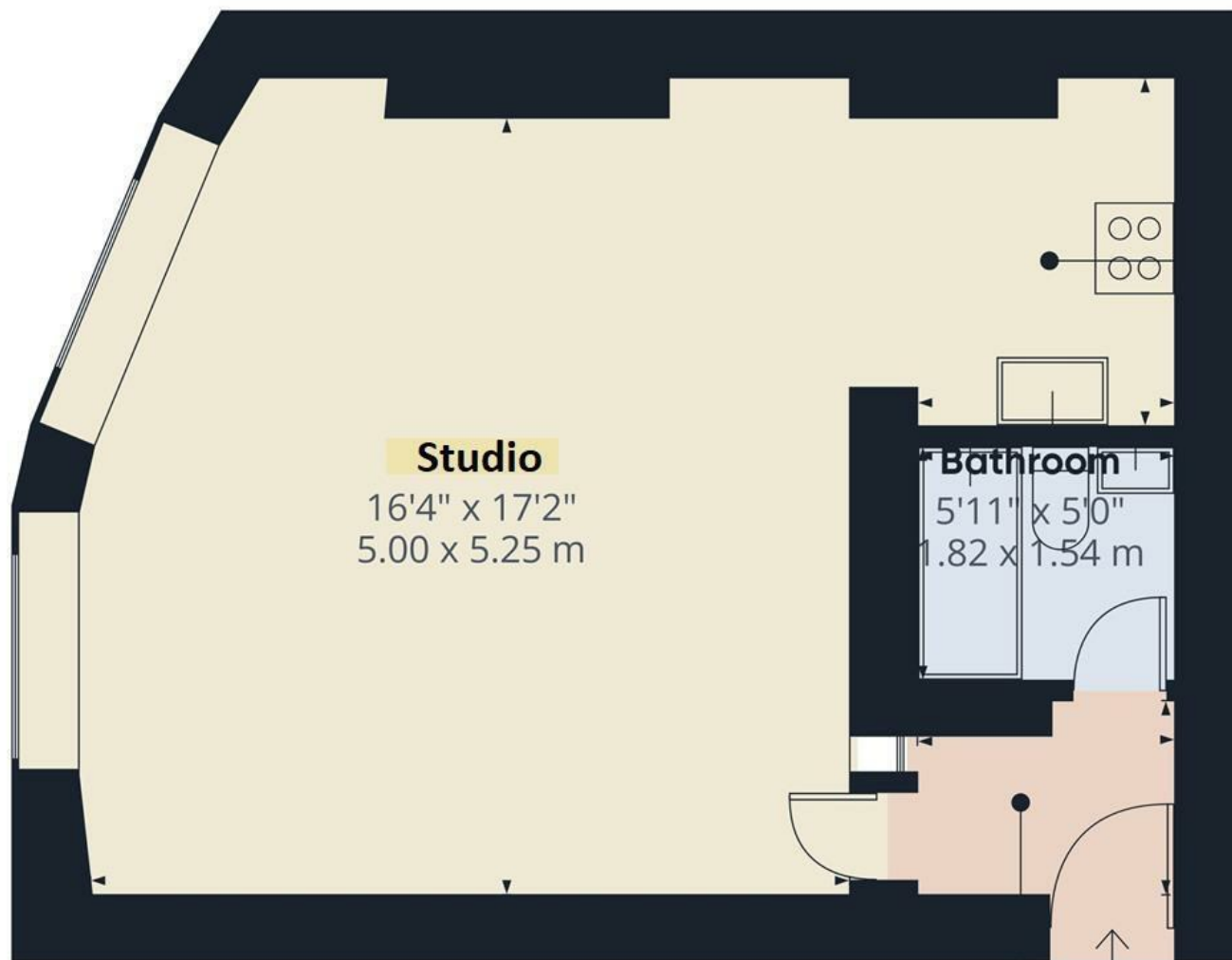
Lease - Balance of 999 years with share of freehold

Maintenance - £1,800 P.A. (7%)

Ground Rent - £0

Council Tax Band A - £1,719.63

The boiler is located in a locked cupboard in the commonway



Studio

16'4" x 17'2"
5.00 x 5.25 m

Kitchen Area

5'8" x 7'9"
1.73 x 2.37 m

Bathroom

5'11" x 5'0"
1.82 x 1.54 m

Hallway

6'0" x 4'2"
1.85 x 1.28 m

Approximate total area^m

415 ft²
38.6 m²

(1) Excluding balconies and terraces

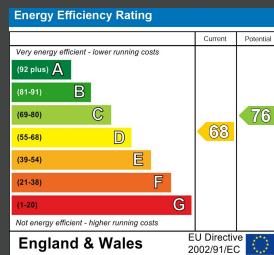
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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