

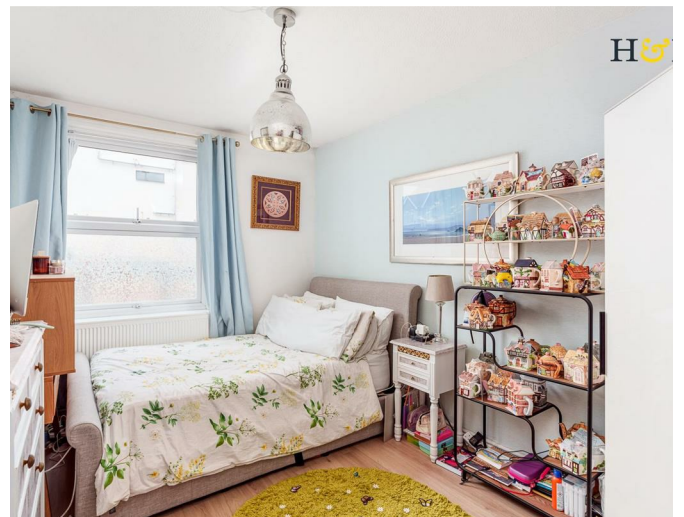
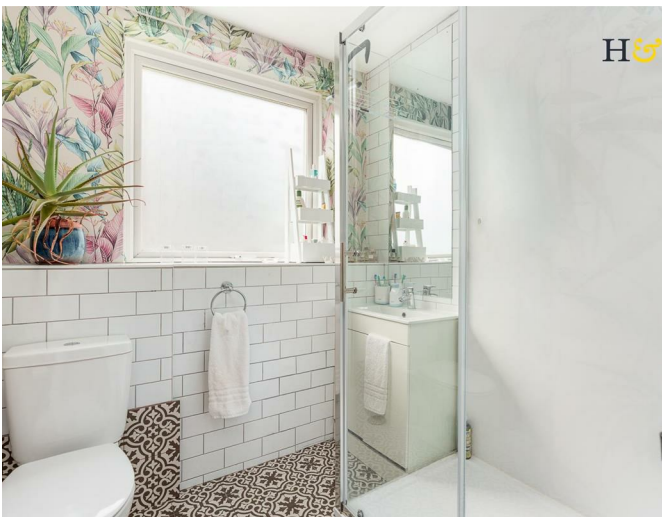


Braemore Court
Hove

HEALY
& NEWSOM

EST. 1990





Braemore Court, Hove, BN3 4FG

Guide Price £325,000

A wonderful elevated ground floor apartment spanning an impressive 861 square feet, with two generously sized double bedrooms, making it an ideal home for couples, small families, or those seeking a spacious retreat by the sea.

The heart of the home is the dual aspect reception room, which has lovely south-facing views of Hove seafront, flooding the space with natural light and sunshine, creating a warm and inviting atmosphere. The contemporary kitchen and bathroom have been tastefully designed, ensuring that every corner of this flat is both stylish and functional. The property is beautifully decorated throughout, allowing you to move in with ease and enjoy your new surroundings immediately.

In addition to its aesthetic appeal, this flat offers practical benefits, including ample built-in storage and an allocated parking space, a rare find in such a sought-after location. The building itself is well-maintained with a strong sense of community among its residents. You can enjoy peace of mind in your investment as this property is sold with a share of freehold and 974 years remaining on the lease.

The service charge conveniently includes heating and hot water, making this property not only a beautiful home but also a practical choice. This property truly represents a unique opportunity to embrace coastal living in Hove, where the vibrant seafront and local amenities are just moments away.

Location

One of the standout features of this flat is its prime location, situated directly opposite the newly redeveloped Hove-Lawns seafront so sunset picnics on the beach and walks by the sea are seconds from your door. Hove promenade, which has undergone a multi million pound regeneration programme, includes sports and leisure facilities, relaxation spaces and green spaces to increase biodiversity. Residents can enjoy the beautifully landscaped areas, paddle tennis courts, and a variety of outdoor activities, making it an ideal spot for those who appreciate an active lifestyle by the sea.

This location is well served by the local bus services providing direct access to Brighton city centre and beyond, Aldrington mainline train Station is less than half a mile in distance and Hove station just under a mile and a half with their direct service to Gatwick and central London. The apartment is within close proximity to Rockwater and there is easy access to other local eateries, restaurants and convenience stores as well as nearby super markets.

Additional Information

EPC rating: D

Internal measurement: 80 Square metres / 827 Square feet

Tenure: Share of Freehold

Maintenance charges: £2,682.16 per 6 months which includes communal heating and hot water

Council tax band: D

Parking: Allocated parking space in front of the building & visitor bays.

Resident permit parking zone: W

BRAMORE COURT

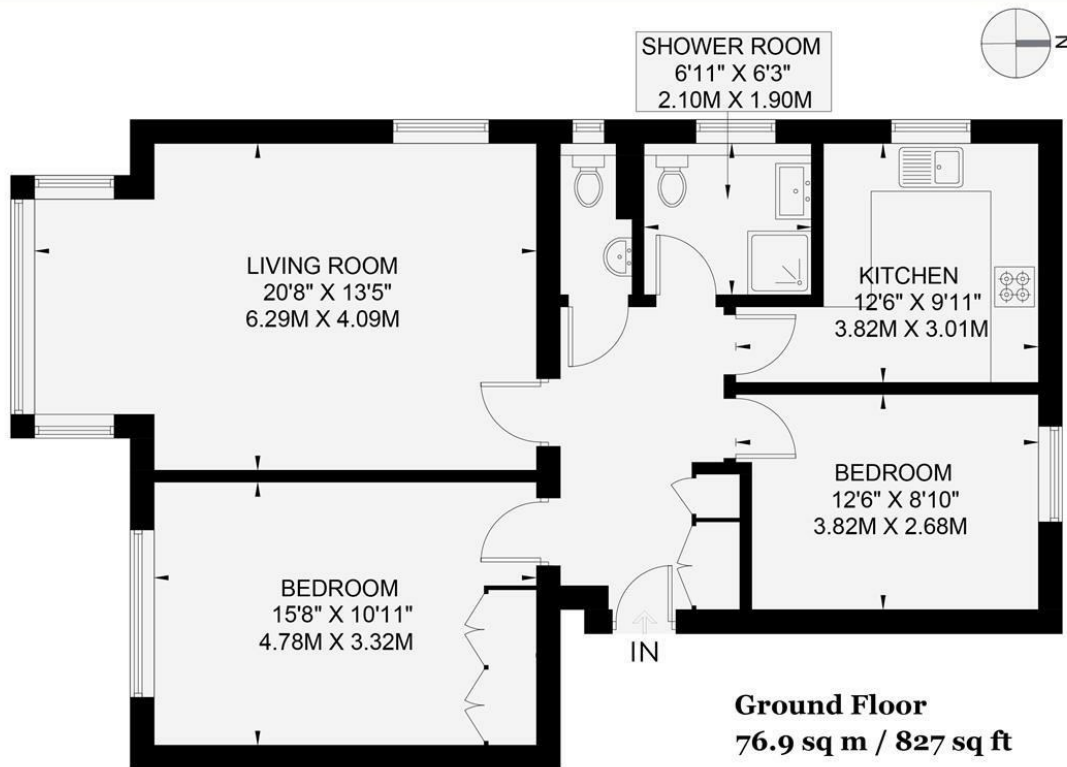
Hove

Approximate Gross Internal Area

76.9 sq m / 827 sq ft

Including Limited Use Area of

1.4 sq m / 15 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
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—	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
—	Garden Shortened for Display	B	Head Height Below 1.5m
—	Skylight		Boiler



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

HEALY & NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk