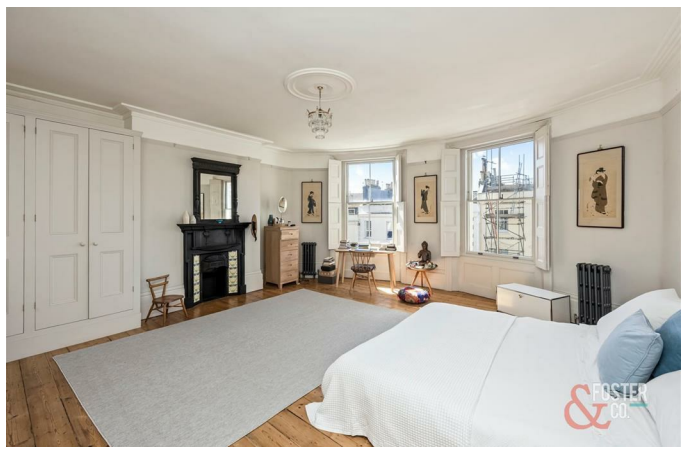


Ground Floor, 10 The Drive, Hove, BN3 3JA | 1 The Parade, Valley Drive, Brighton, BN1 5FQ
Tel: 01273 830919 **Email:**hove@fosterandcoestateagents.co.uk www.fosterandcoestateagents.co.uk

52 Brunswick Road

Hove, BN3 1DH

Guide price £1,750,000

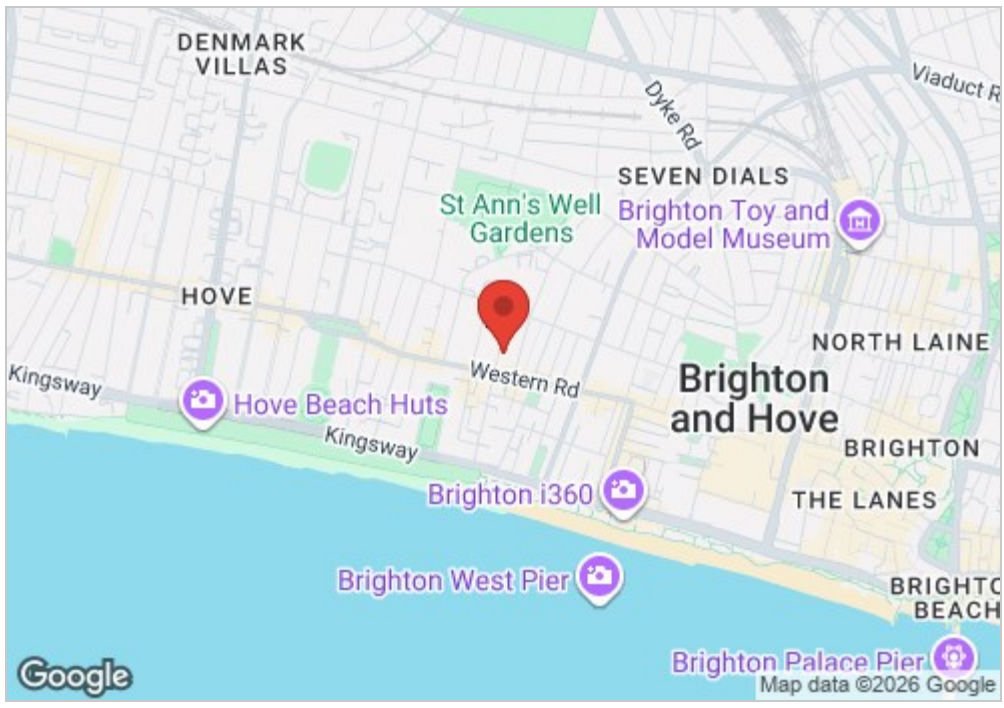
Set behind a handsome stucco fronted façade, the property immediately impresses with its grandeur and scale. Inside, the house has been thoughtfully maintained to retain its original character, with outstanding ceiling heights, ornate cornicing, working fireplaces, exposed wood flooring and full height sash windows that draw natural light throughout. The first floor reception room is a particularly striking space, offering superb proportions, floor to ceiling sash windows and direct access onto a full width cast iron balcony, creating an exceptional formal living and entertaining room.

The accommodation is arranged over several levels and offers a wonderfully versatile layout, ideal for family occupation. On the ground floor, there is a beautiful front reception room of excellent size and elegance, while to the rear a well appointed kitchen leads through to a garden room with direct access onto the sunny rear garden. Across the upper floors are a collection of generous double bedrooms and bathrooms, each continuing the home's classic Regency character, sense of volume and refined presentation.

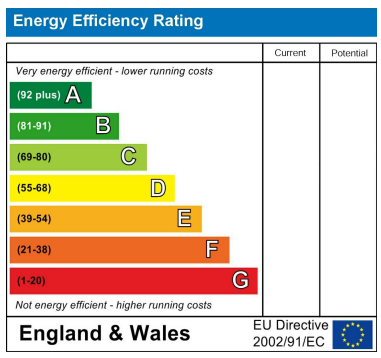
A particularly valuable feature is the self contained lower ground floor apartment, currently arranged as a one bedroom flat with its own entrance and private patio. This space is ideal for guest accommodation, multi generational living, a home and income arrangement, or staff accommodation. Importantly, the property remains a single dwelling, meaning the lower ground floor could be seamlessly reincorporated into the main house if required. The apartment also offers an estimated rental value of approximately £1,350 pcm.

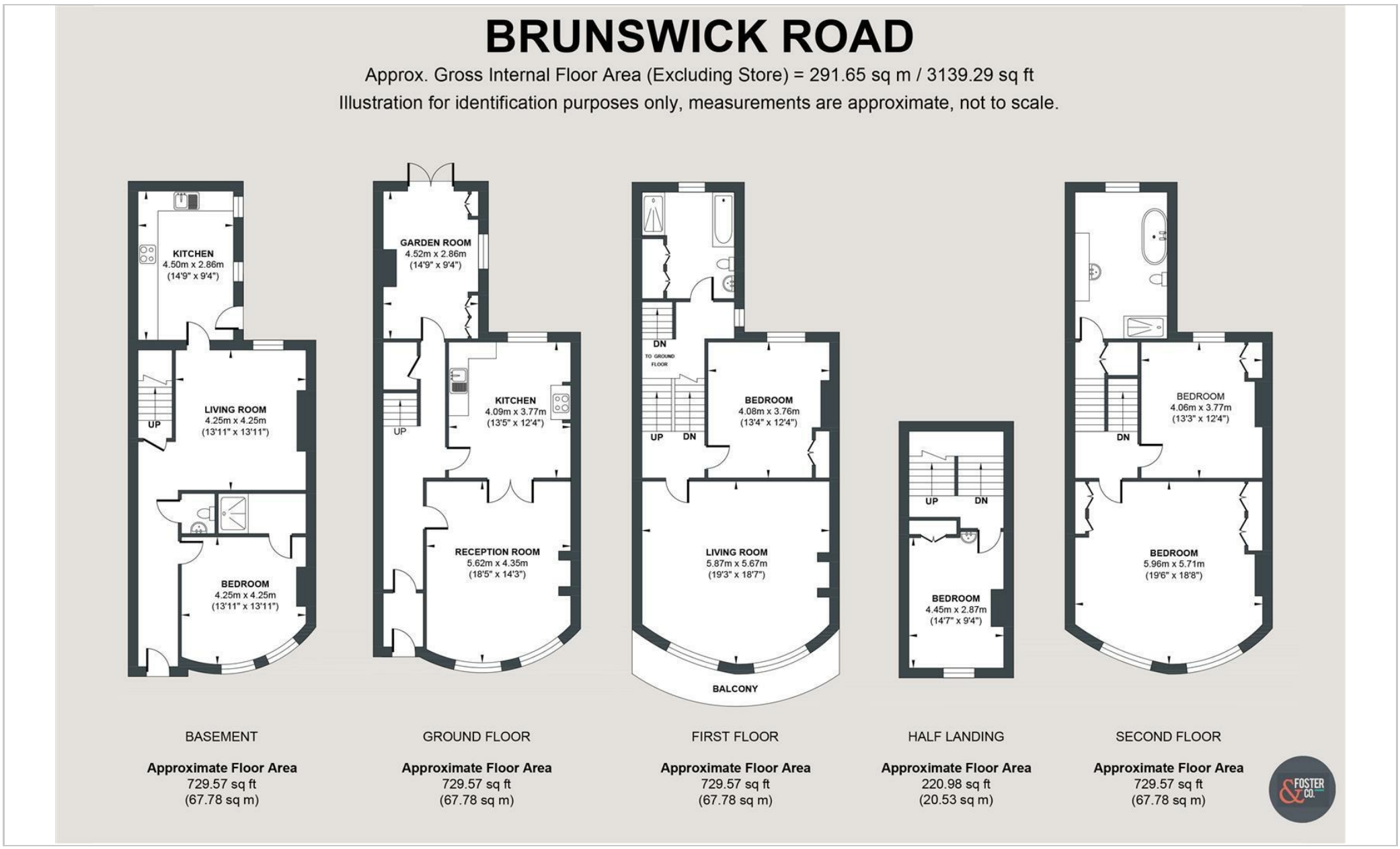
Brunswick Road remains one of central Hove's most sought after addresses, moments from the seafront and within easy reach of the many independent shops, cafes and restaurants of Church Road and Western Road. Hove and Brighton stations are both accessible, offering excellent links for commuters, while a number of highly regarded local schools are also close by.

This is a rare opportunity to acquire a substantial Regency home of real presence and distinction in one of Hove's finest locations, offering timeless period elegance, flexible accommodation and an enviable coastal lifestyle.



- Only one of three freehold houses on Brunswick Road
- Over 3,139 sq ft of elegant and versatile accommodation
- Wealth of original period features including cornicing, sash windows and fireplaces
- Ideal for multi generational living, guests or additional income
- Generous double bedrooms arranged across the upper floors
- Prime Regency townhouse in a prestigious central Hove seafront setting
- Stunning first floor reception room with full width balcony
- Self contained one bedroom lower ground floor apartment
- Sunny rear garden and private patio to the lower ground floor flat
- Moments from Hove seafront, Church Road and excellent local amenities





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