





Located in the highly sought after Brunswick Town conservation area of Hove, 60 Brunswick Street West is a splendid period house that offers a delightful blend of character and modern living. This spacious residence boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by a gorgeous through lounge/dining room that provides ample space for relaxation and entertaining, perfect for hosting gatherings or enjoying quiet evenings with loved ones. The period features of the house add a touch of elegance and warmth, creating a welcoming atmosphere throughout.

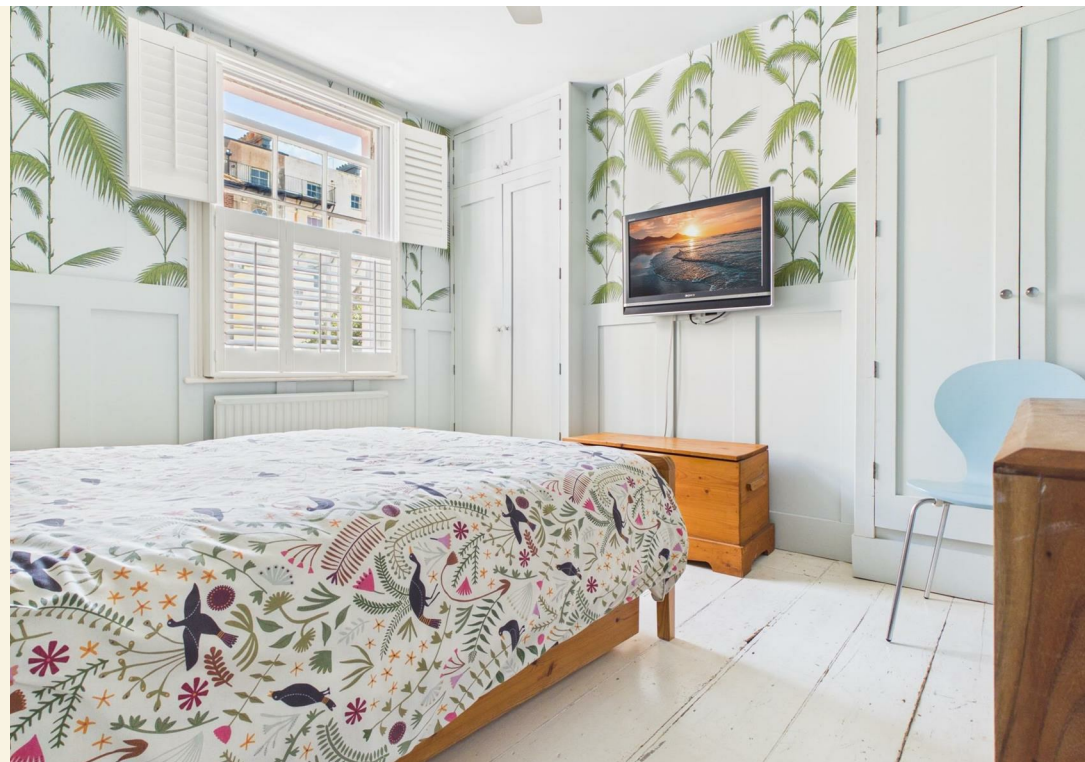
The stylish kitchen/breakfast room benefits from a pitched glass roof and double doors to the patio/garden giving it a light a spacious feel. It also benefits from a separate utility room and downstairs cloakroom.

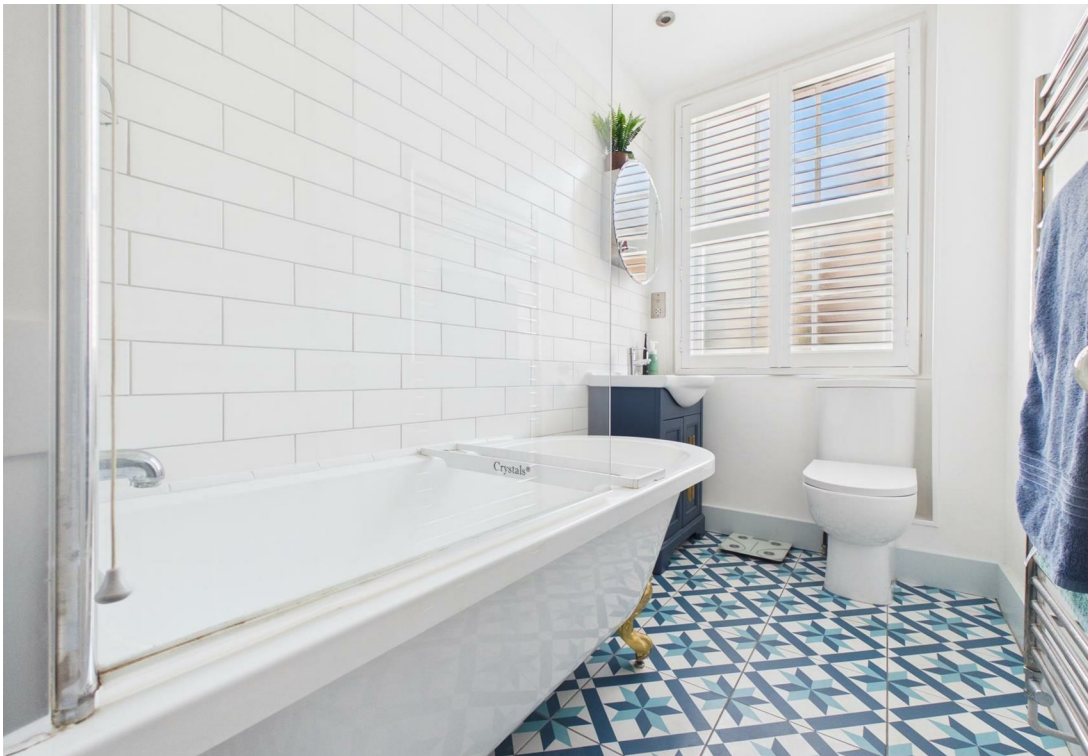
The property also includes two bathrooms, ensuring convenience for all occupants. This thoughtful layout enhances the functionality of the home, catering to the needs of a busy household.

Located in Hove, this property benefits from a vibrant community and is within easy reach of local amenities, parks, and the stunning coastline. The area is well-connected, making it simple to access nearby Brighton and other parts of Sussex.

In summary, 60 Brunswick Street West is a remarkable period house that combines spacious living with a prime location. It presents an excellent opportunity for those looking to settle in a desirable area, offering both comfort and style in equal measure.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- THREE STOREY PERIOD TOWN HOUSE
- DOUBLE ASPECT LOUNGE/DINING ROOM
- STUNNING KITCHEN/BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- BATHROOM AND SHOWER ROOM
- UTILITY ROOM AND CLOAKROOM
- WEST ASPECT PATIO/GARDEN
- AN ABSOLUTE MUST VIEW PROPERTY





GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboards, cupboard housing meters, column radiator, further concealed radiator, exposed floorboards.

THROUGH LOUNGE/DINING ROOM

Double aspect, East aspect timber framed multi glass paned double glazed sash window with plantation shutters, West aspect double glazed patio doors with plantation shutters giving access to PATIO/GARDEN, decorative open fireplaces with one housing log burner, shelving and cupboards to chimney recess's, concealed radiator, exposed floorboards.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen comprising a range of eye level cupboards and base cupboards, shelf, composite worktops incorporating sink and drainer with mixer tap stainless steel 'Smeg' range oven with extractor hood over, dishwasher, fridge freezer, wire suspended spotlights, further recessed downlighting, tiled floor, upright radiator, pitched glass panel roof, 'Velux' skylight, South aspect double glazed doors with double glazed window to side giving access to PATIO/GARDEN, door to:

UTILITY ROOM

Wooden work top with cupboards under, inset 'Belfast' sink with shelf over, plumbed space for washing machine, tiled floor, column radiator, door to:

CLOAKROOM

East aspect window, low level close coupled WC, chrome ladder style heated towel rail.

FIRST FLOOR LANDING

BEDROOM 1

East aspect multi glass paned sash window with plantation shutters, part painted wood panelling to walls, fitted wardrobes to chimney recess's, painted floorboards, radiator.

BEDROOM 2

West aspect multi glass pane sash window with plantation shutters, further West aspect window, with plantation shutter, painted floorboards, radiator.

BATHROOM

Fitted with white suite comprising claw foot bath with mixer tap and shower attachment, screen to side, wash hand basin with mixer tap and cupboard under, fitted mirror over, low level close coupled WC, part tiled walls, patterned tiled floor, extractor fan, East aspect multi glass paned sash window with plantation shutters.

SECOND FLOOR LANDING

West aspect window, cupboard housing pressurised water cylinder.

BEDROOM 3

East aspect multi glass paned sash window with plantation shutters, loft access, painted floorboards, column radiator.

BEDROOM 4

West aspect multi glass paned sash window with plantation shutters, ceiling coving, cupboard to chimney recess, column radiator.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and soft close drawers under and decorative splashback, low level close coupled WC, recessed downlighting, tiled floor, chrome ladder style heated towel rail, East aspect multi paned frosted glass sash window.

LOFT SPACE

Housing boiler.

EXTERNAL

PATIO/GARDEN

West aspect, tiled floor.

COUNCIL TAX BAND C - £2,292.84





Ground Floor



Floor 1



Floor 2



Approximate total area^m

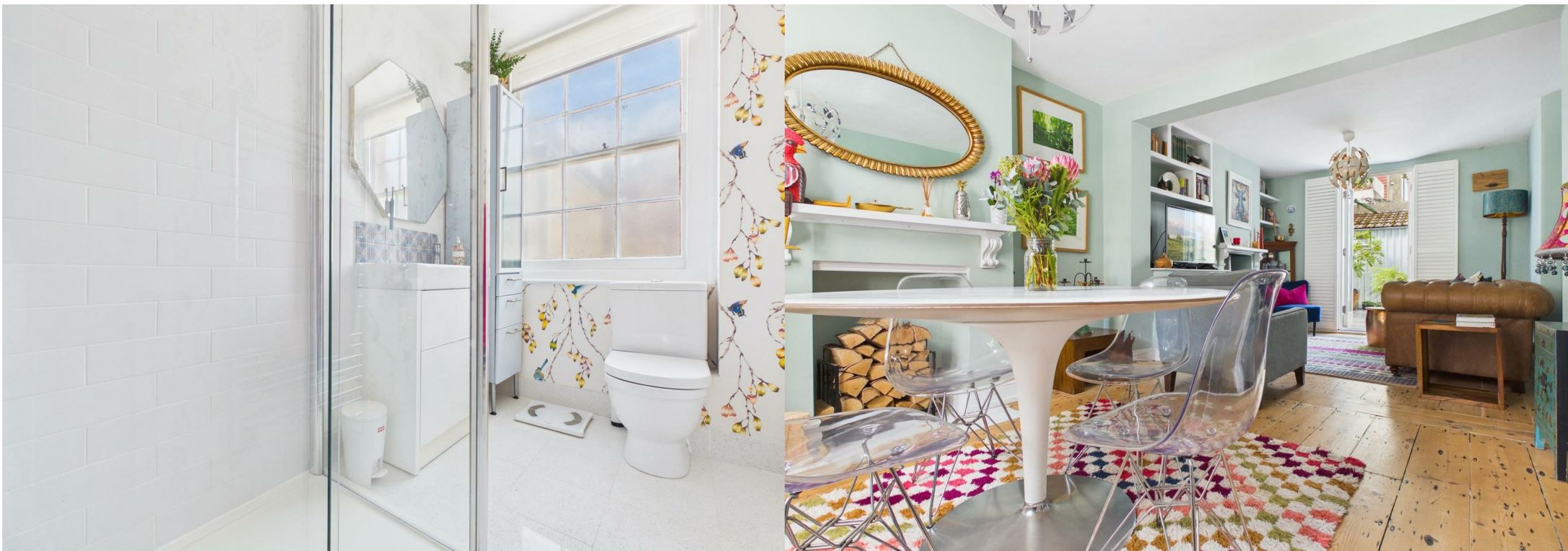
1152 ft²

107.2 m²

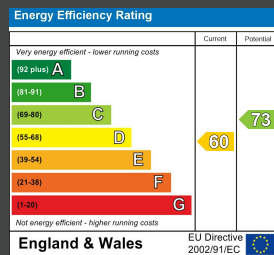
(1) Excluding balconies and terraces

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)



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