





Nestled in the Brunswick Town Conservation area of Hove, this delightful period flat offers a perfect blend of character and modern living. Spanning an impressive 565 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining. The flat comprises one spacious bedroom, ideal for a peaceful retreat.

The period features of the property add a unique charm, reflecting the rich history of the area while providing a comfortable and stylish living environment. The flat is well-suited for individuals or couples seeking a cosy home in a vibrant community.

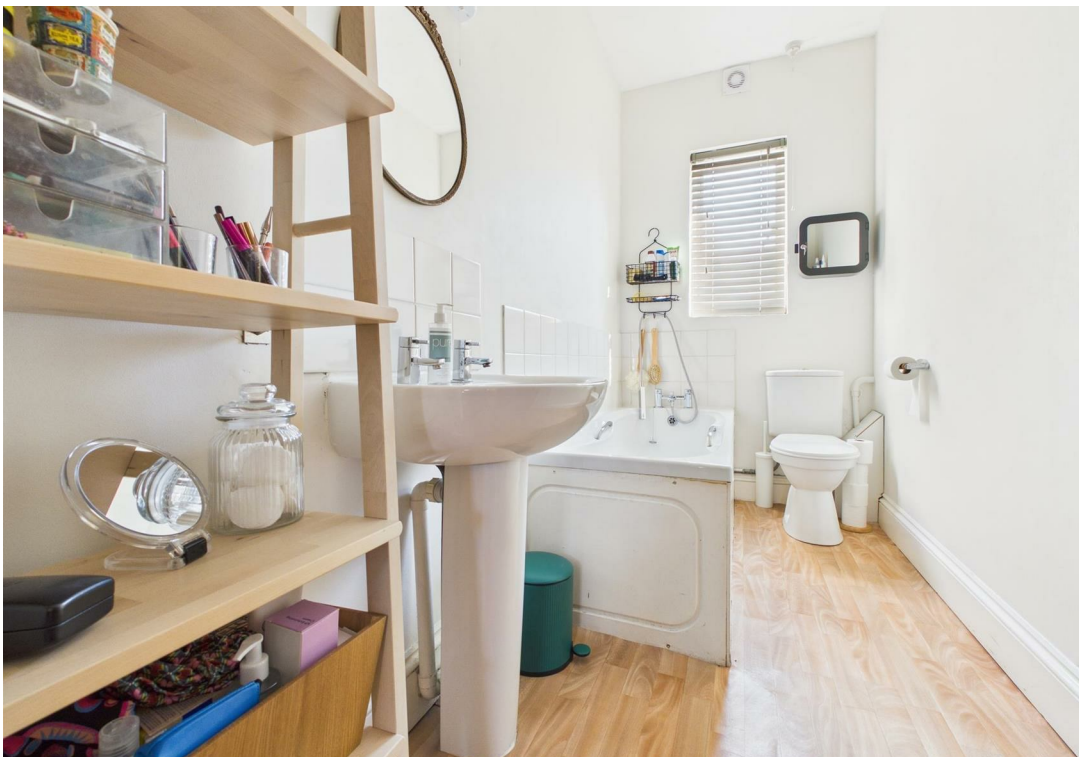
Hove is renowned for its beautiful seafront, lively atmosphere, and excellent local amenities, making this property an attractive option for those looking to enjoy the best of coastal living. With easy access to transport links and a variety of shops, cafes, and parks nearby, this flat is perfectly positioned for both convenience and leisure.

This property presents a wonderful opportunity to own a piece of Hove's history while enjoying the comforts of modern living. Don't miss the chance to make this charming flat your new home.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TOP FLOOR SPLIT LEVEL FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY OR BUY TO LET







## FIRST FLOOR

### ENTRANCE LOBBY

Stairs rising to:

### HALF LANDING

Radiator.

### KITCHEN/BREAKFAST ROOM

Double aspect, fitted with a range eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit, electric double oven with hob, plumbed space for a washing machine, space for further appliance, loft hatch, laminated wooden flooring, WEest aspect sash window, South aspect double glazed window.

## SECOND FLOOR

### LANDING

West aspect window, loft hatch.

### BEDROOM

West aspect sash window, fitted wardrobe to chimney recess, loft hatch, radiator,

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, tiled surround, pedestal wash basin with tiled splashback, low level close coupled WC, extractor fan, radiator, East aspect window.

### LOUNGE

East aspect sash window, picture rail, feature fireplace with tassl wooden mantle with inset mirrow, tiled inset and hearth, radiator.

### ADDITIONAL INFORMATION

Lease - 160 years remaining

Maintenance - £1,500

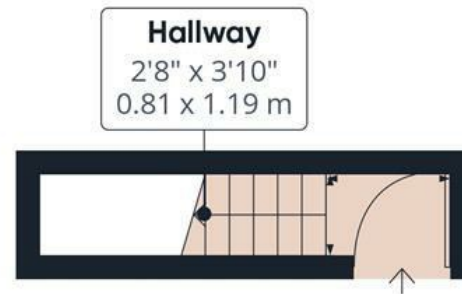
Ground Rent - Peppercorn

Council Tax Band B - £2,006.23

Managing agent Axe Management London

No sinking fund as large Roof replaced in last couple of years





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

565 ft<sup>2</sup>

52.6 m<sup>2</sup>

(1) Excluding balconies and terraces

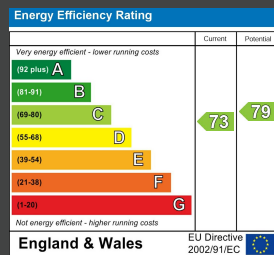
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

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