



**2 Bed
Apartment
located in**

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Sales & Lettings

35 Brunswick Place
Brighton
BN3 1ND



Price Guide £425,000

Situated on the top floor of an elegant period building in the heart of Brunswick Place, Hove, this beautifully presented two-bedroom apartment offers bright, spacious living and one truly standout feature in a private balcony with stunning rooftop and sea views.

The balcony is undoubtedly the highlight of the home. Elevated above the surrounding terraces, it provides a peaceful spot to enjoy morning coffee, sunset drinks, or simply take in the sweeping views across Hove's iconic rooftops towards the sea. It's a rare feature in this central location and adds a real sense of openness and calm to the property.

Inside, the flat is arranged around the open-plan living and kitchen space, creating a sociable and welcoming heart of the home. The modern kitchen is well laid out with plenty of storage and workspace, while the living area offers ample room for relaxing and entertaining. Natural light flows throughout, enhancing the feeling of space. Both bedrooms are well-proportioned doubles, with the principal bedroom enjoying lovely elevated views across the surrounding architecture and skyline. A contemporary bathroom completes the apartment.

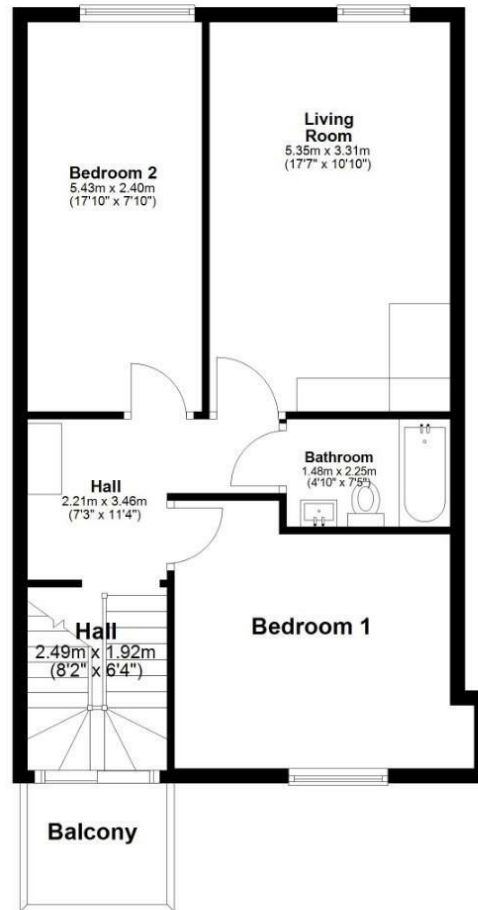
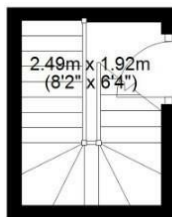
Brunswick Place is one of Hove's most sought-after locations, positioned just moments from Hove seafront and within easy reach of the vibrant mix of cafés, restaurants and independent shops that make this area so popular. Western Road, Church Road and the famous Brunswick Square are all just a short stroll away, offering



Top Floor

Approx. 59.9 sq. metres (644.5 sq. feet)

Entrance
Approx. 4.8 sq. metres (51.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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