





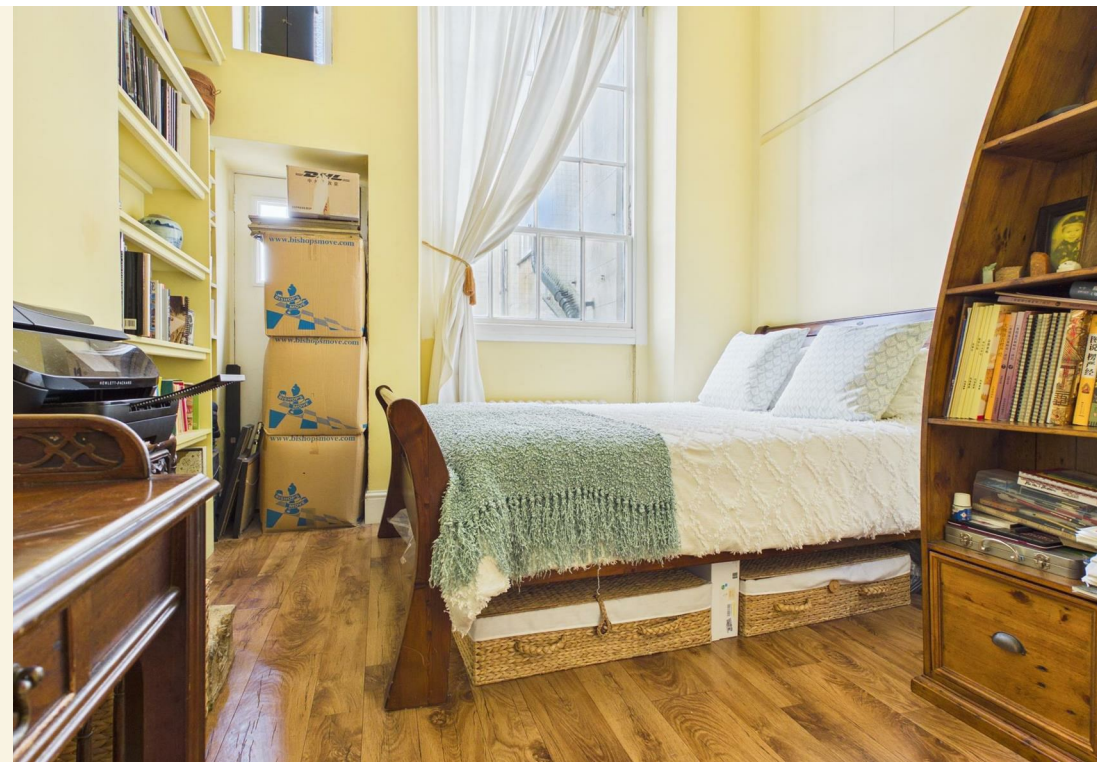
Located in highly sought after Brunswick Square of Hove, this exquisite double fronted Regency flat offers a perfect blend of elegance and modern living. Spanning an impressive 1,411 square feet, the property boasts three spacious bedrooms making it an ideal home for families or those seeking extra space for guests or a home office.

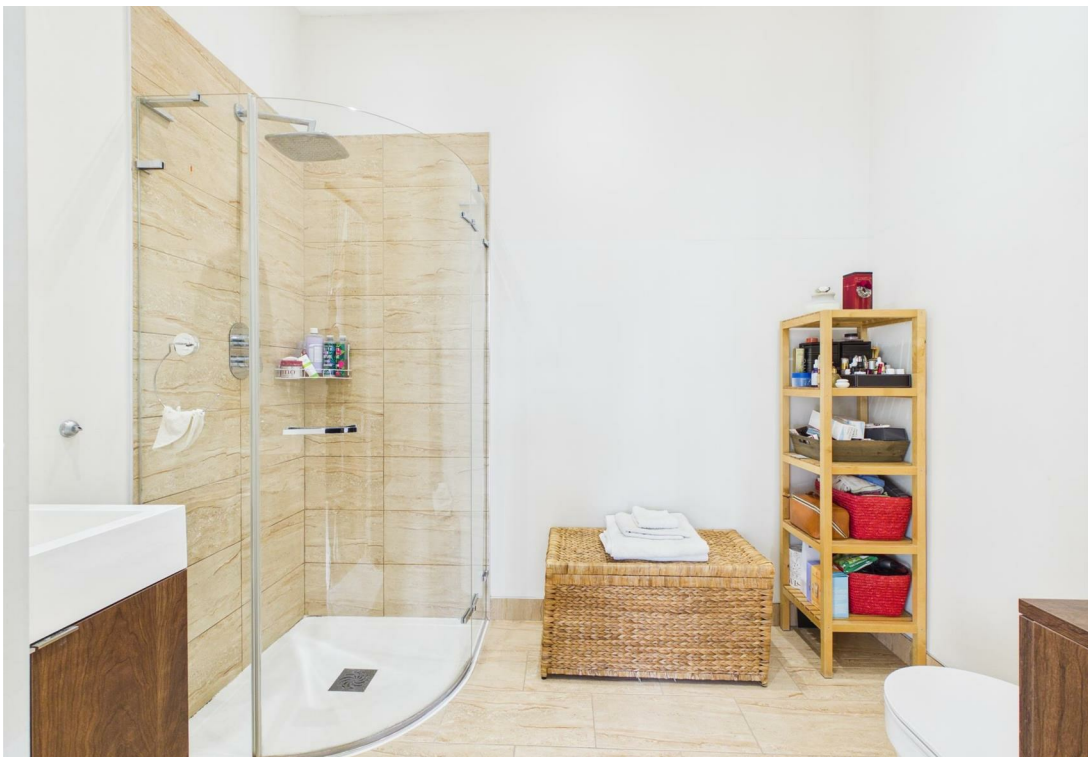
Upon entering, you are welcomed into a generous reception room that exudes character and warmth, perfect for entertaining or relaxing after a long day. There is also a generously proportioned kitchen/dining room with useful utility room.

The location is simply superb, with the picturesque Brunswick Square providing a delightful backdrop for leisurely strolls. Residents can enjoy the vibrant local community, with an array of shops, cafes, and restaurants. The beautiful seafront is within easy reach offering the perfect escape for those who appreciate coastal living.

This Regency flat not only offers a spacious and stylish interior but also the charm and character that comes with its historical roots. It presents a unique opportunity to own a piece of Hove's architectural heritage while enjoying the modern amenities that enhance everyday life. This unique, one off, rarely available property is a must-see for anyone seeking a sophisticated lifestyle in one of Hove's most desirable locations.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- UNIQUE DOUBLE FRONTED BALCONY FLAT
- STYLISH AND BEAUTIFULLY PRESENTED
- 21' x 18' WEST ASPECT LOUNGE
- 16' x 13' KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- STUNNING PERIOD FEATURES
- VIEWS OVER THE SQUARE TO THE SEA
- A MUST VIEW ONE OFF PROPERTY





## FIRST FLOOR

### ENTRANCE HALL

Ceiling coving, storage cupboards, wooden flooring, column radiator.

### LOUNGE

Stunning room with Three West aspect floor to ceiling casement windows with folding wooden shutters to sides, views over Brunswick Square Gardens to the sea, ornate ceiling coving and twin ceiling roses, feature fireplace with marble surround, slate inset and hearth, high skirting, entry phone system, wooden flooring, two column radiators, open square arch to:

### BALCONIES

West aspect with views over Brunswick Square Gardens to the sea.

### KITCHEN/DINING ROOM

Comprising composite worktop with cupboards and drawers under, coloured glass splashback, inset stainless steel sink with mixer tap, electric oven, five ring gas hob, plumbed space for dishwasher, space for fridge/freezer, ornate ceiling coving and rose, two wall light points, shelving, high skirting, two column radiators, multi glass pane sash window, door to:

### UTILITY ROOM

Plumbed space for washing machine, boiler.

### BEDROOM 1

Three West aspect floor to ceiling casement windows with folding wooden shutters to sides, views over Brunswick Square Gardens to the sea, ornate ceiling coving, twin ceiling roses, high skirting, wooden flooring, three column radiators, open square arch to:

### BALCONIES

West aspect with views over Brunswick Square Gardens to the sea.

### EN SUITE SHOWER ROOM

White suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboards under and fitted mirror over, WC with concealed cistern, recessed downlighting, extractor fan, tiled floor.

### BEDROOM 2

Multi glass pane sash window, frosted glass pane door with frosted glass window above to fire escape, high level storage cupboards, recessed downlighting, shelving to recess, wooden flooring, column radiator.

### BEDROOM 3

Multi glass pane sash window, two fitted cupboards, column radiator.

### BATHROOM

Fitted with white suite comprising tiled panelled bath with wall mounted taps, wall hung wash hand basin with mixer tap, WC with concealed cistern, recessed downlighting, full width fitted mirror to one wall, part tiled walls, tiled floor with underfloor heating, chrome ladder style heated towel rail.

### ADDITIONAL INFORMATION

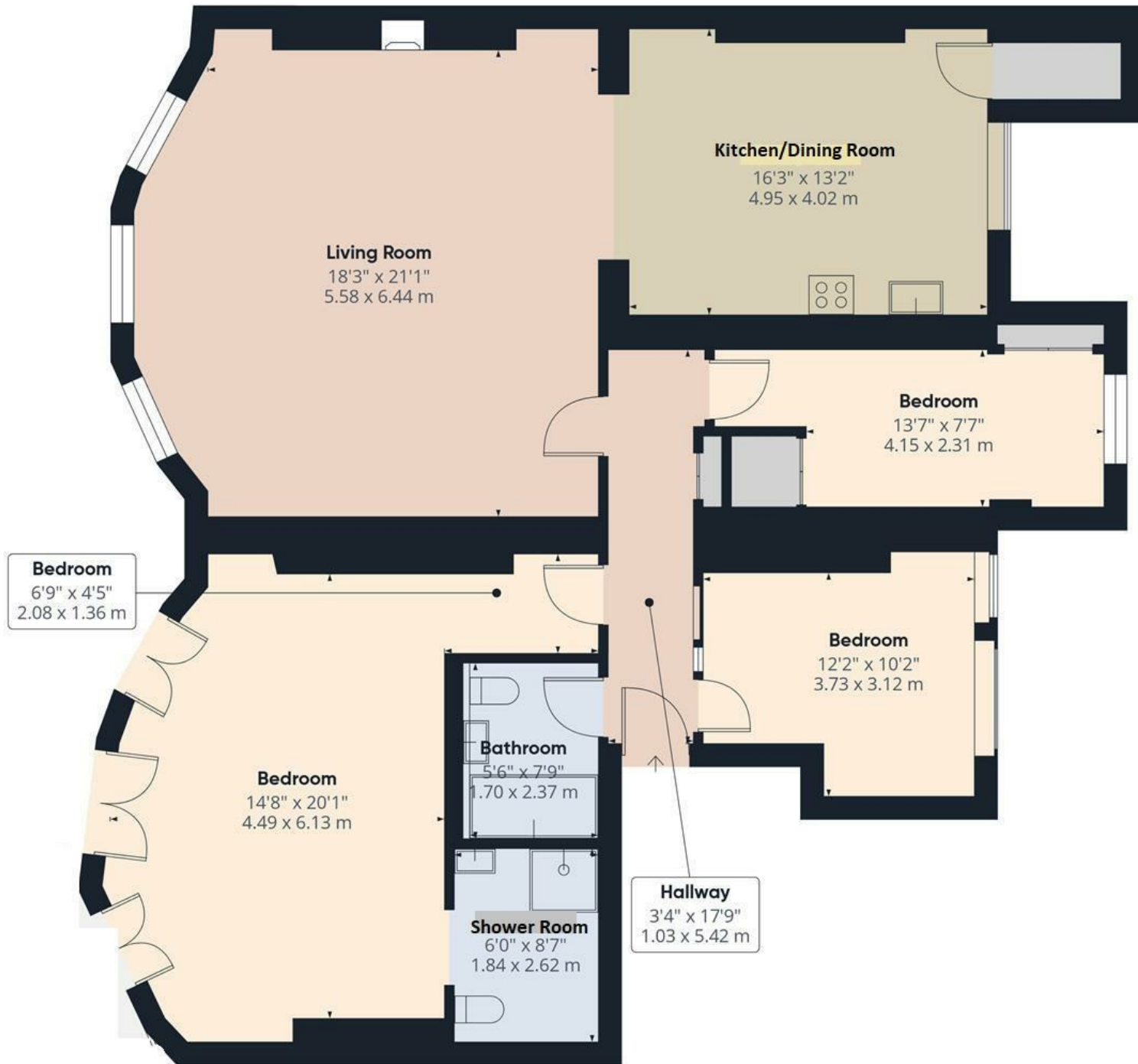
Lease - 999 years from 25th March 2000 - Share of Freehold

Maintenance - £4,697.42

Ground Rent - £0

Council Tax Band E - ££3,152.65





**Approximate total area<sup>(1)</sup>**

1411 ft<sup>2</sup>  
131.2 m<sup>2</sup>

**Balconies and terraces**

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

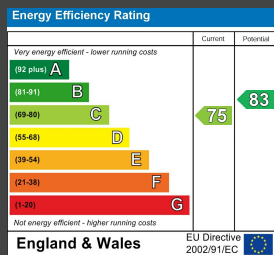
(1) Excluding balconies and terraces

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





## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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