



37A Brunswick Street West, Hove, BN3 1EL

£350,000 Share of Freehold

£350,000 - £360,000 Accessed via a secure gate is this unique & beautifully styled 1 bedroom flat, ideally positioned in the heart of Hove just moments from an excellent selection of independent shops, cafés & restaurants that give this vibrant area it's unmistakable charm. This exceptional property offers stylish & contemporary living throughout, featuring a STUNNING lounge with elegant wood flooring & impressive bi-fold doors that open seamlessly onto a patio. The MODERN fitted kitchen is thoughtfully designed while the contemporary bathroom is finished to a high standard, creating a luxurious yet practical space. Situated in one of the city's most sought-after neighbourhoods, this superb home combines convenience & MODERN comfort in equal measure. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents

Bi-folding doors to:

Lounge

Solid oak flooring, underfloor heating, recently fitted wall mounted entry phone, recessed spotlights, 2 x upright radiators, window to rear, archway to:

Hallway

Hatch to loft space, solid oak flooring, underfloor heating, recessed spotlights, upright radiator, wall mounted 'Nest' thermostat, doors to all rooms.

Bedroom

French doors opening onto private patio, recessed spotlights, solid oak flooring, underfloor heating, built in wardrobes with sliding door, wall mounted boiler.

Kitchen

Range of wall, base & drawer units with square edged work surfaces over, sink unit with mixer tap & integrated drainer, integrated fridge/freezer, integrated dishwasher, integrated washing machine, inset hob with extractor over, integrated oven below, solid oak flooring, underfloor heating, recessed spotlights, 2 x windows to side.

Bathroom

Built in storage cupboard, tiled floor, tiled walls, recessed spotlights, window to side, WC with concealed cistern & push button flush, wash hand basin with mixer tap & vanity storage below, walk in shower cubicle with rainfall style shower head, further hand held shower attachment, glass shower screen, bath with mixer tap & hand held attachment, ladder style heated towel rail, ceiling mounted extractor fan, hatch to loft space.

Oustide

Patio Garden

Patio garden enclosed by brick walling, timber built storage shed, fire escape staircase.

Total approx floor area

64.3 sq.m. (692.5 sq.ft.)

Council tax band B

Parking zone M

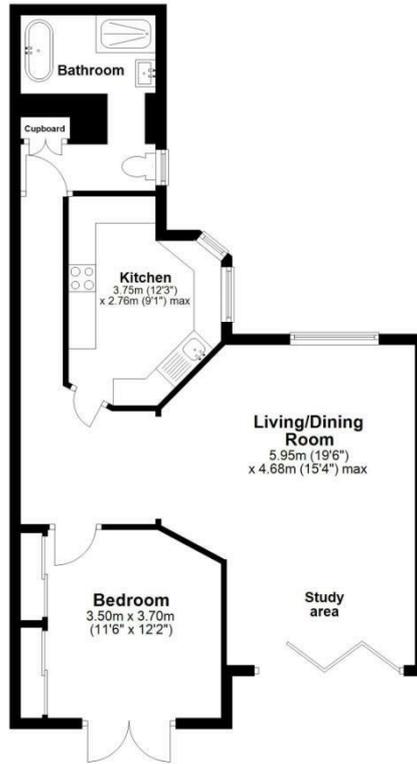
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What the owner says:

"I was first drawn in by the openness of the property. Developers often wedge a few counters into a living room and call it a kitchen, but here there is a real sense of space and homeliness. The options for layout are endless. The sea is under 5 mins' walk, and all the shops and restaurants on Western Road are even closer – as are many bus routes across the city. Despite being so central, visitors always comment on how quiet and private the flat is. I am extremely lucky to have flexible and organised people in the wider building, meaning practical matters are always quickly dealt with. I could not have asked for an easier or more peaceful place to live."



Ground Floor



Total area: approx. 64.3 sq. metres (692.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Brunswick Street West

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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