



Located in sought after Brunswick Town this delightful period flat offers a perfect blend of classic elegance and modern comfort. Spanning an impressive 893 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

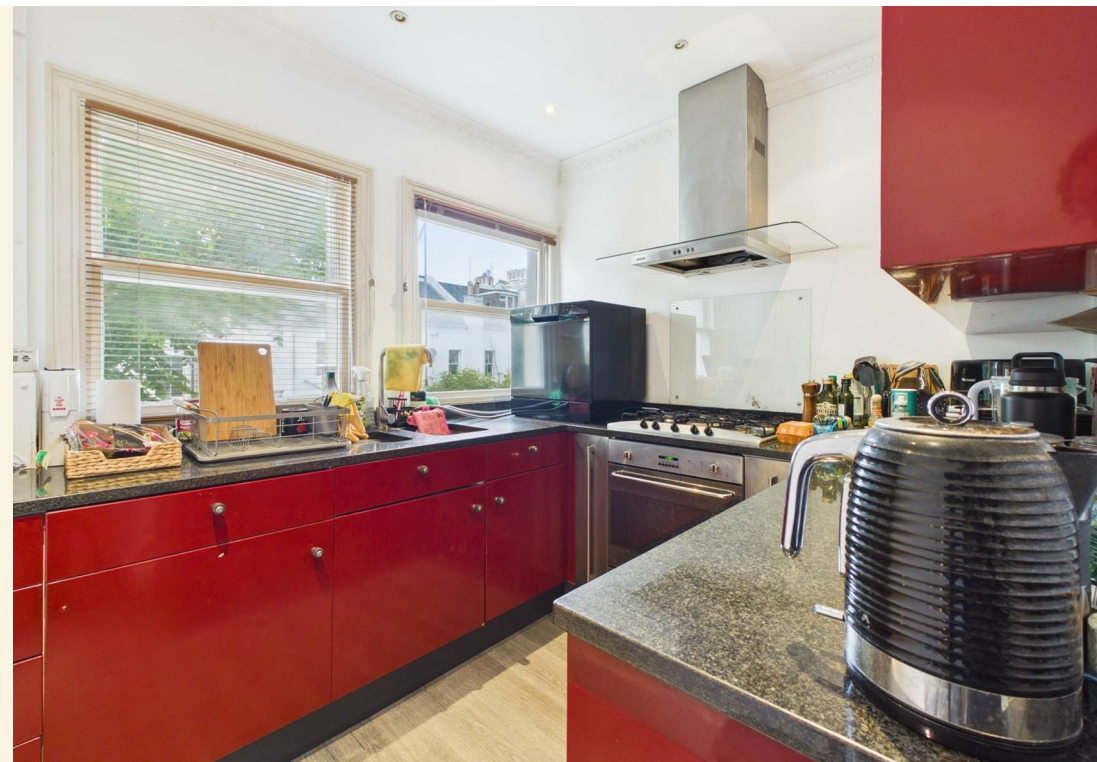
Upon entering, you are welcomed into a spacious reception room, which serves as the heart of the home. This inviting space is perfect for both relaxation and entertaining, providing a warm atmosphere for gatherings with friends and family. There is a separate fitted kitchen and a bathroom and en suite shower room.

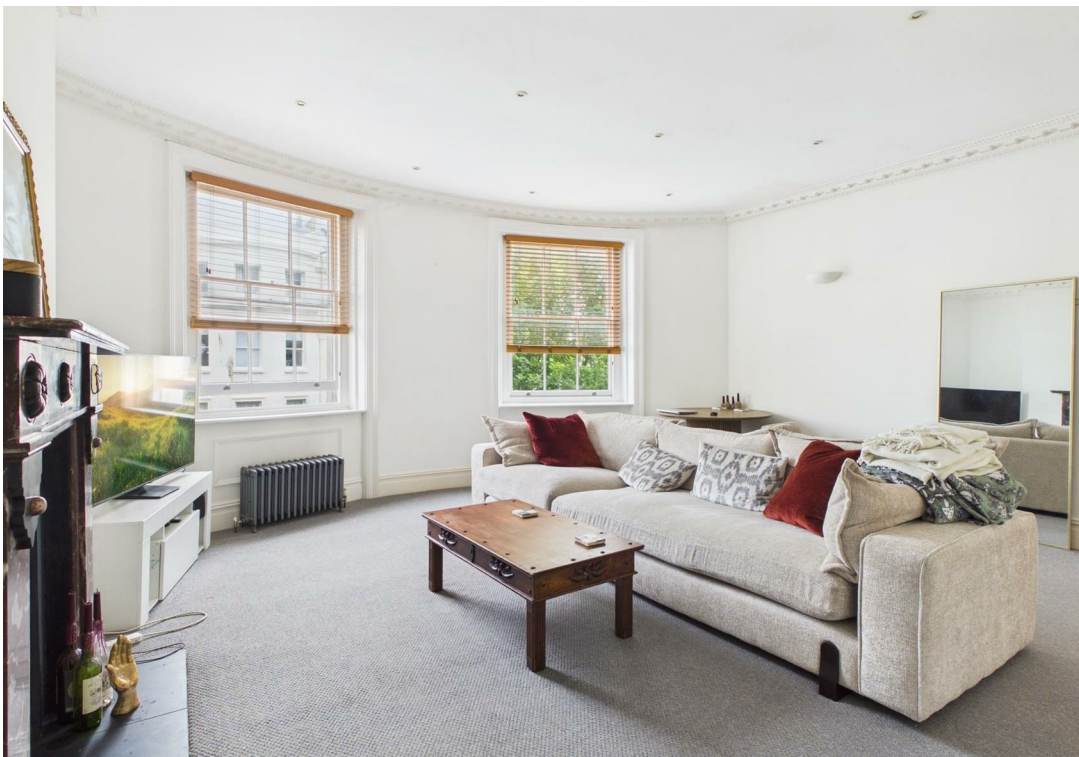
The period features of the property add a touch of character, with high ceilings and large windows that allow natural light to flood in, creating a warm and inviting ambiance throughout. The well-designed layout maximises space, making it feel both spacious and cosy.

Located in the sought-after area of Hove, this flat is close to local amenities, including shops, cafes, and restaurants. The beautiful seafront is also within easy reach, offering a perfect spot for leisurely strolls or enjoying the fresh sea air.

This property presents a wonderful opportunity to embrace the coastal lifestyle while enjoying the comforts of a period home. With its prime location and charming features, this flat is sure to attract those looking for a stylish and convenient living space in Hove.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SECOND AND THIRD FLOOR MAISONETTE
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- 18' x LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING





FIRST FLOOR

ENTRANCE HALL

Stairs rising to:

HALF LANDING

KITCHEN

Fitted kitchen comprising eye level wall cupboard and base cupboard and drawer units, granite worktops and splashbacks, inset one and a quarter bowl stainless steel sink unit with mixer tap, electric oven, five ring gas hob with glass splashback and stainless steel extractor hood over, washing machine, fridge, freezer, ornate coving, recessed downlighting, wall mounted combination boiler, two West aspect windows.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, wall hung wash hand basin, low level close coupled WC, recessed downlighting, mirror fronted medicine cabinet, part tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail, South aspect frosted glass window.

SECOND FLOOR

LANDING

LOUNGE/DINING ROOM

Two East aspect sash windows, ornate ceiling coving, feature fireplace with marble mantle and stone hearth, fitted cupboard, shelving to recess, recessed downlighting, two column radiators.

BEDROOM 1

West aspect sash window, ceiling coving, fitted wardrobes to recess's, radiator.

HALF LANDING.

BEDROOM 2

West aspect sash window, two exposed ceiling beams, four wall light points, column radiator, door to:.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wall hung wash hand basin with mirror fronted medicine cabinet over, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, South aspect frosted glass window.

COUNCIL TAX BAND A - £1,719.63

ADDITIONAL INFORMATION

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

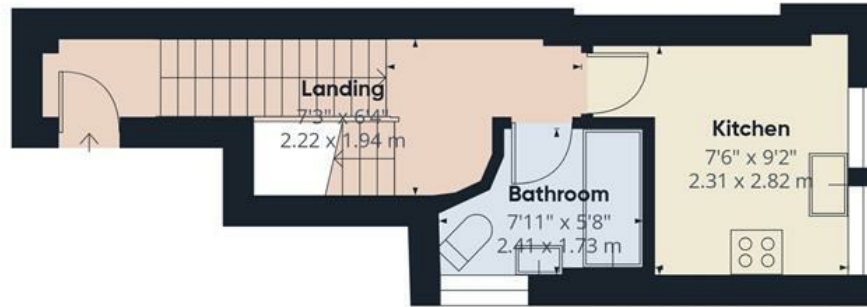
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

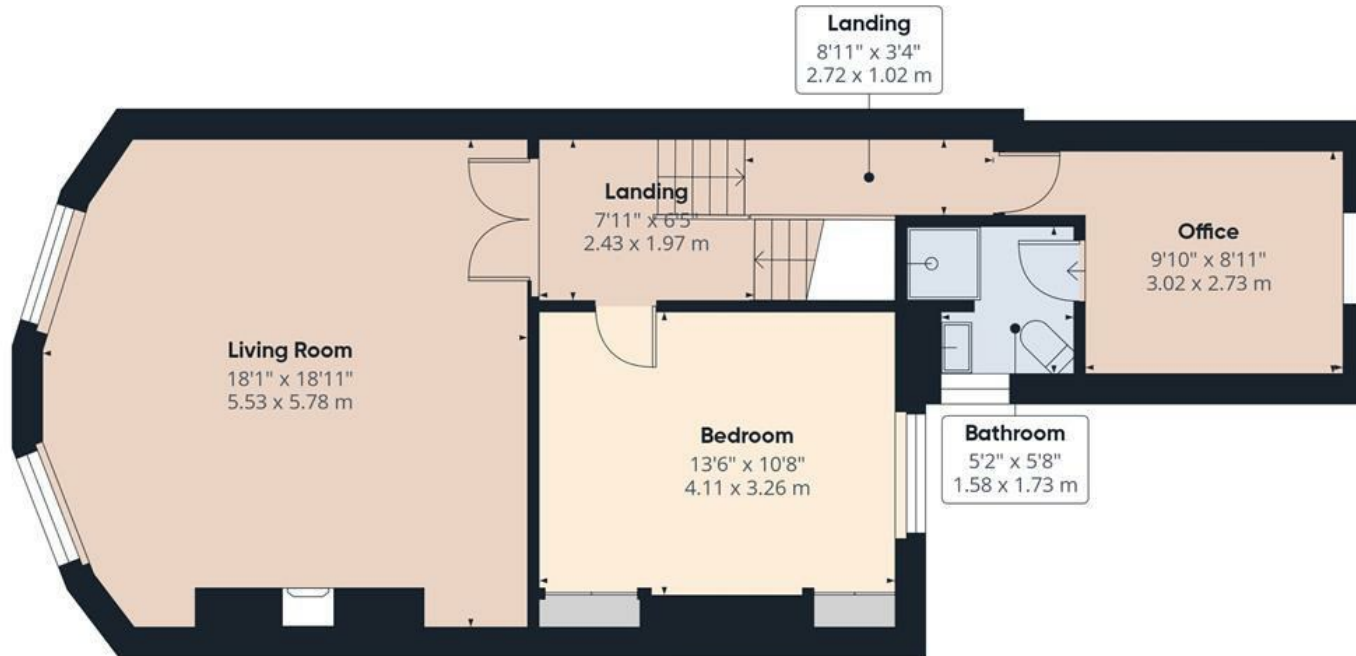
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If



Ground Floor



Floor 1



Approximate total area^m

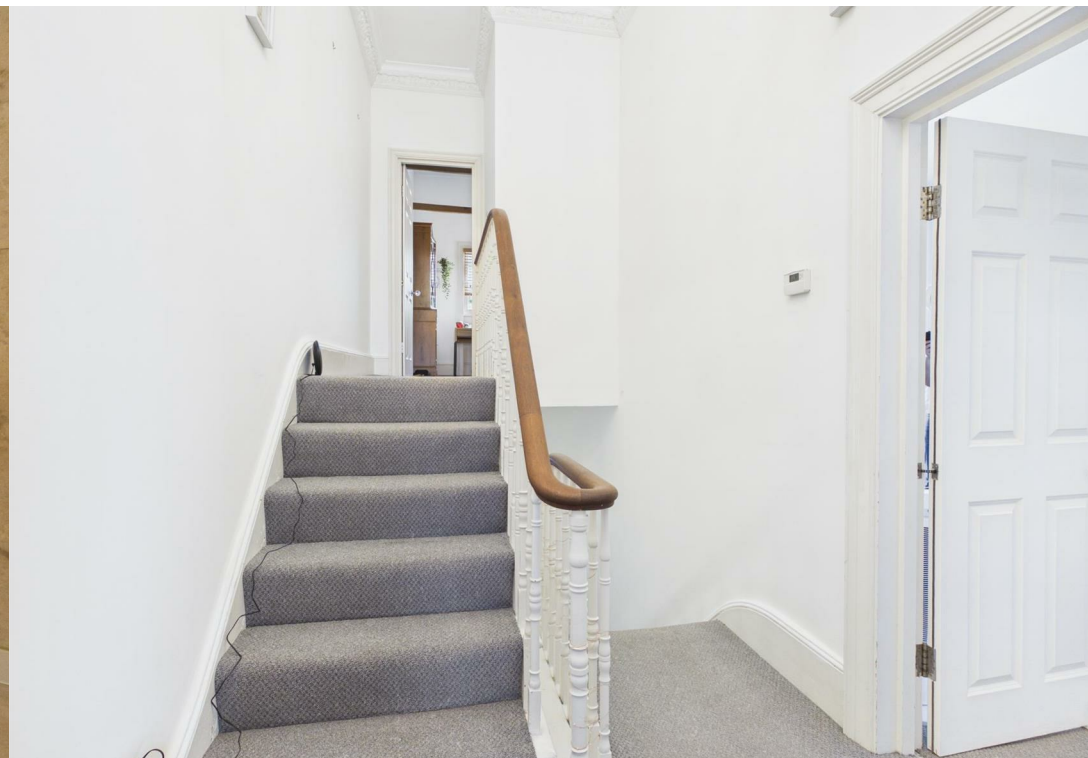
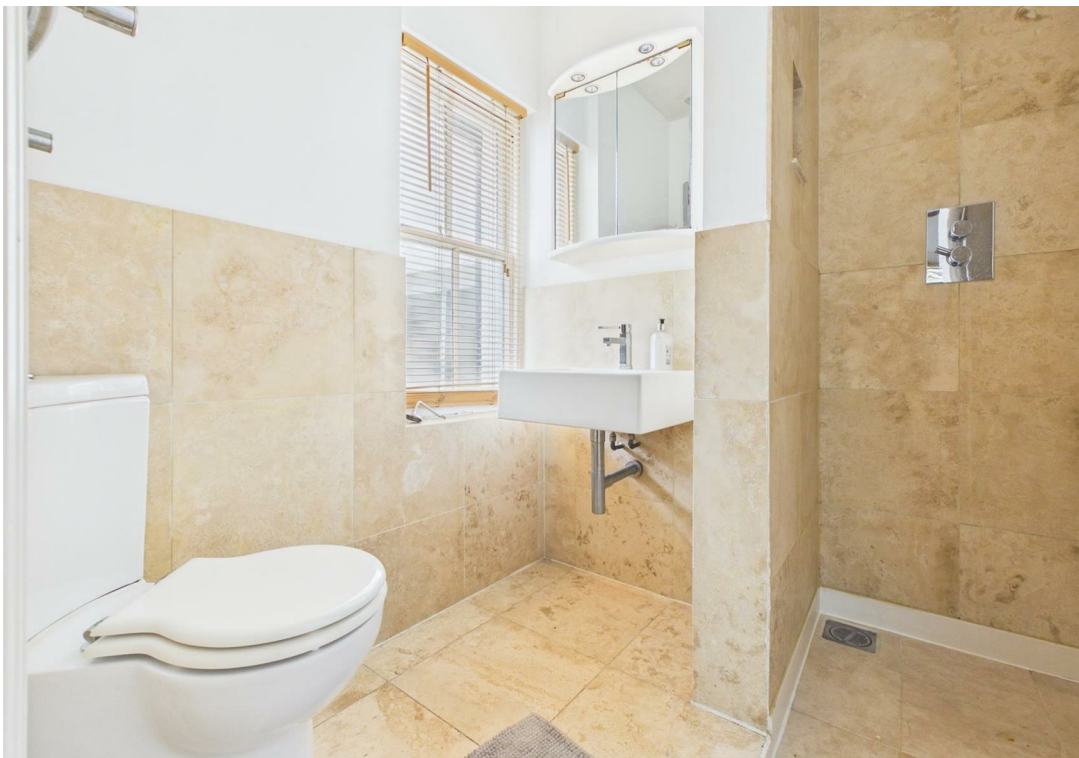
897 ft²

83.3 m²

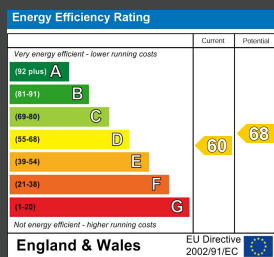
(1) Excluding balconies and terraces

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)



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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