



FLAT 19B BRUNSWICK SQUARE, HOVE, BN3 1EH

LEASEHOLD £285,000



Nestled in the charming Brunswick Square of Hove, this delightful period flat offers a perfect blend of classic elegance and modern comfort. Spanning an inviting 527 square feet, the property features a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining.

The flat comprises one spacious bedroom, ideal for a peaceful retreat, and a thoughtfully designed shower room. The period architecture adds character and charm, making this property a unique find in a sought-after location.

Brunswick Square is renowned for its beautiful gardens and proximity to the vibrant seafront, providing residents with a delightful coastal lifestyle. With local shops, cafes, and excellent transport links nearby, this flat is perfectly situated for those seeking convenience and community.

Whether you are a first-time buyer or looking for a charming rental, this flat in Hove presents an excellent opportunity to enjoy a comfortable and stylish living experience in one of the most desirable areas of the South Coast.

- LUXURY ONE BEDROOM PATIO/GARDEN FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- OPEN PLAN LOUNGE/DINING/KITCHEN
- KITCHEN WITH INTEGRATED APPLIANCES
- WALK-IN WARDROBE
- TRAVERTINE TILED SHOWER ROOM
- PATIO/GARDEN WITH STORE ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- NO ON GOING CHAIN





LOWER GROUND FLOOR

APPROACH

From street, down steps to communal door, communal hallway to private front door to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Measuring 20'9 x 16'5.

Two East aspect sash windows, Multi pane glass doors with sash windows to sides to PATIO/GARDEN, recessed downlighting, entry phone system, fitted mirror to one wall, laminated wooden flooring, two radiators.

KITCHEN AREA

modern fitted kitchen comprising a range of eye level cupboards and base cupboard and drawer units, worktops with tiled surround, inset stainless steel sink with mixer tap, integrated appliances to include electric oven, electric hob with stainless steel extractor hood over, wine cooler, washing machine, dishwasher, fridge with freezer compartment tiled floor, recessed downlighting, frosted glass window to lightwell.

WALK-IN WARDROBE

Worktops with drawer units below, shelving, fitted mirror, recessed downlighting.

INNER HALLWAY

South aspect sash window, recessed downlighting, storage cupboard housing combination boiler.

SHOWER ROOM

Fitted with white suite comprising, 'Travertine' tiled shower cubicle, sink unit with mixer tap and storage below, low level WC with concealed cistern, recessed downlighting, loft hatch, fitted mirror, 'Travertine' tiled walls and floor, extractor fan.

BEDROOM

Measuring 13'2 x 7'5.

South aspect sash window, recessed downlighting, fitted mirrors, laminated wooden flooring, radiator.

EXTERNAL

PATIO/GARDEN

Measuring 21'5 x 9'5.

East aspect, paved.

STORAGE ROOM

Measuring 9'66 x 3'0.

Window, tiled floor.

ADDITIONAL INFORMATION

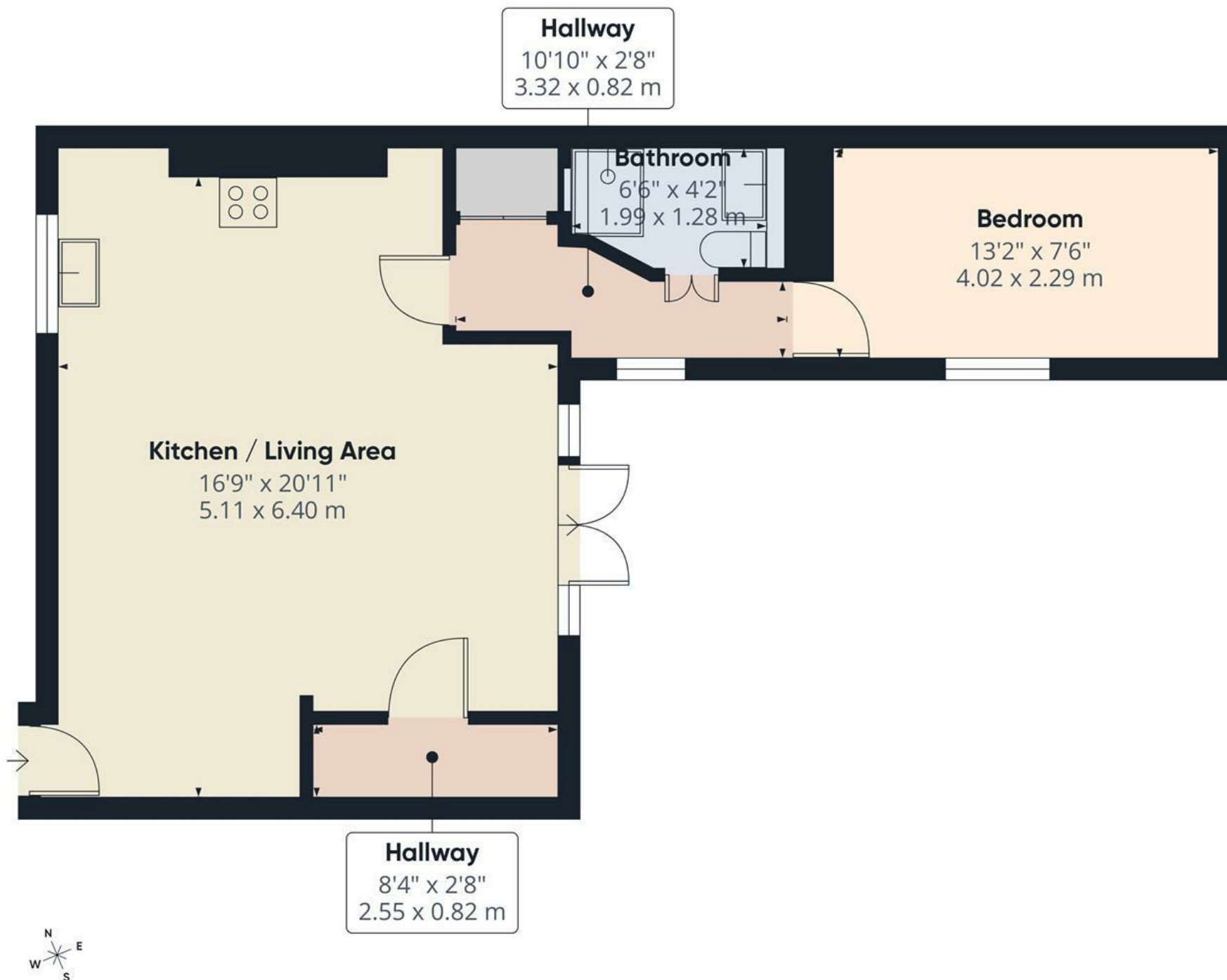
Lease - 179 years remaining

Maintenance - £2,605

Ground Rent - £0

Council Tax Band B - £2,006.23





Approximate total area^m

506 ft²

47 m²

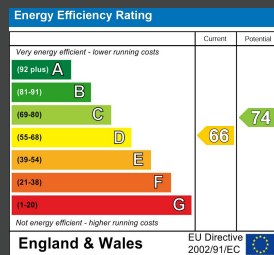
(1) Excluding balconies and terraces

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

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