



Located in highly sought after Brunswick Square, this delightful period flat offers a unique blend of historical character and modern living. Spanning an impressive 667 square feet, the property boasts one spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. There is a separate modern fitted kitchen and a generous double bedroom, while the bathroom is designed for both comfort and convenience.

Built in 1830, this flat is steeped in history, showcasing the architectural elegance of its time. The period features are complemented by contemporary touches, creating a warm and inviting atmosphere throughout. The location is ideal, with the vibrant seafront just a short stroll away, offering a variety of shops, cafes, and recreational activities.

This flat is perfect for individuals or couples seeking a stylish home in a sought-after area. With its blend of charm, space, and prime location, this property presents an excellent opportunity for those looking to embrace the Hove lifestyle. Don't miss the chance to make this lovely flat your new home.

- VIRTUAL TOUR AND FLOORPLAN
- THIRD FLOOR FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 16'11" LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- 13'6" DOUBLE BEDROOM
- LUXURY SHOWER ROOM
- SHARE OF FREEHOLD
- PASSENGER LIFT





### THIRD FLOOR

#### LOUNGE/DINING ROOM

Four East aspect multi pane sash windows, feature fireplace with wooden mantle, tiled inset and hearth, recessed downlighting, dado rail, storage cupboard, radiator.

#### HALLWAY

Ceiling spotlights, storage cupboard, dado rail, radiator.

#### KITCHEN

Modern fitted kitchen comprising worktops with splashbacks, cupboards and drawers under, inset sink with mixer tap, electric oven, electric hob with stainless steel extractor fan over, washing machine, fridge, wall cupboard with wine rack and shelving, recesses downlighting, stainless steel radiator, cupboard housing boiler, sash window.

#### BEDROOM

Three multi pane sash windows, ceiling spotlights, dado rail, radiator.

#### SHOWER ROOM

white suite comprising tiled s cubicle fixed and flexi, wash hand basin with tap and cupboards under, tiled splash back, low level WC with concealed cistern, tiled shelves, tiled floor, heated towel rail/rad combo, window.

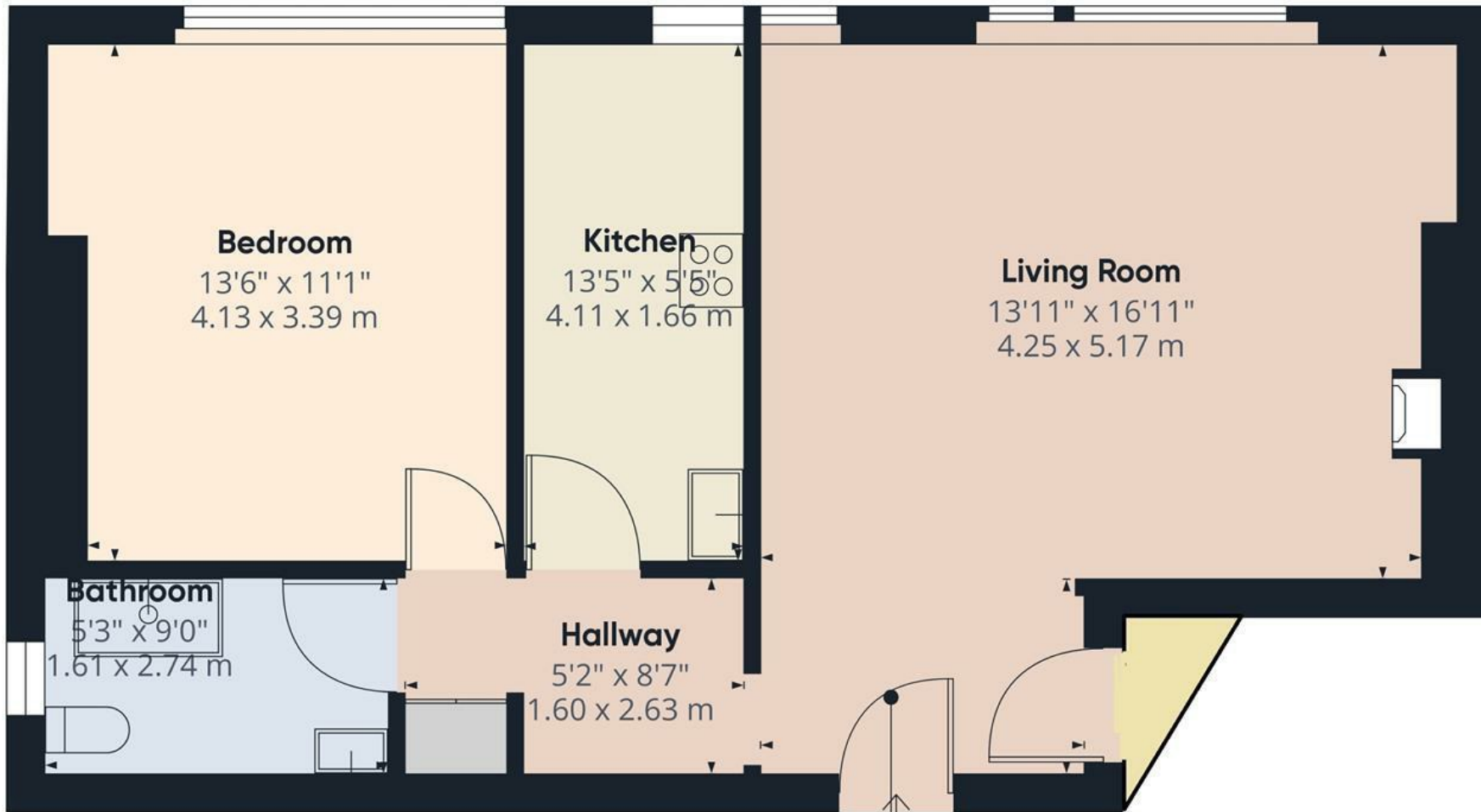
#### ADDITIONAL INFORMATION

Lease - Share of Freehold - 999 years from 24 June 1958

Maintenance - £3,464

Ground Rent - £0

Council Tax Band A - £1,719.63



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

656 Sq Ft  
61 Sq M

(1) Excluding balconies and terraces

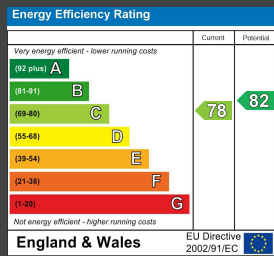
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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