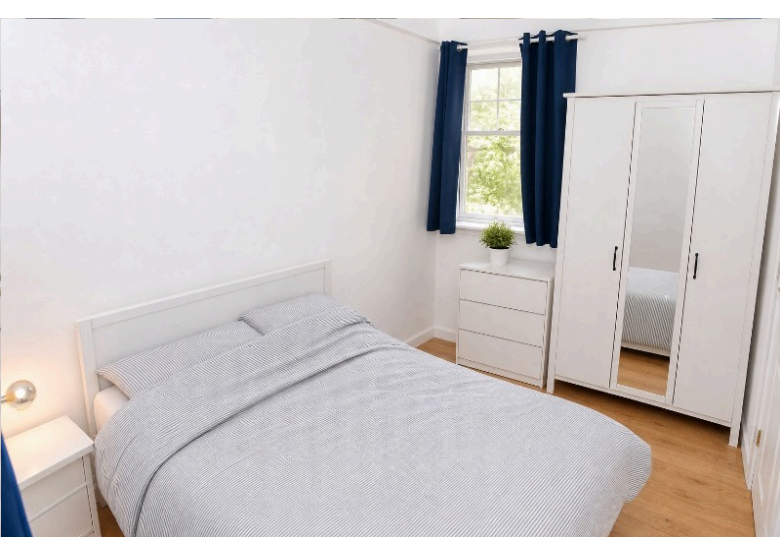




**Asking Price £310,000**

**Flat 2, Brunswick Place, HOVE, BN3 1NA**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**Ground Floor**

**Gas fired central heating**

**One bedroom flat**

**Close to amenities**

**Presentable condition**

**Good transport**

**Port Hall Estates**

2 Port Hall Road, Brighton, BN1 5PD

Infoteam@porthallestates.co.uk | 01273 559846

Website: www.porthallestates.co.uk

**PORT · HALL**  
ESTATES

## Summary

Occupying a popular residential position within the Brunswick conservation area located just off the Western Road shopping thoroughfare being readily accessible to shops, restaurants and cafe bars, Hove Lawns and seafront, Sussex County Ground and bus services to all parts of the city.

No 18 is a period bay fronted property forming part of this impressive Grade 2 listed terrace and currently arranged as 10 self contained flats.

Flat 2 is arranged on the ground floor and has a west facing lounge with galley kitchen off, rear double bedroom and modern shower room. The flat is offered in presentable condition, has gas fired central heating.

Currently let under the terms of a periodic assured tenancy producing £1,250 per month but offered with vacant possession.

Arranged more particularly as follow:

### **GROUND FLOOR:**

#### **ENTRANCE HALL:**

Laminate floor, door phone entry system.

#### **BEDROOM:** 14'6x8'6

Double: Laminate floor, radiator and picture rail.

#### **SHOWER ROOM:**

Cubicle, tiling to walls, mixer valve extractor fan, tiled floor, heated towel rail, low-level wc and pedestal wash basin.

#### **LOUNGE:** 15'9 into bay x 14'

West facing, 2 radiators, laminate floor and picture rail.

### **INNER LOBBY:**

#### **GALLEY KITCHEN:** 14'3x3'9

Range of wall and floor units, incorporating cupboards, drawers, worksurface, inset stainless steel, four burner gas hob over under, stainless steel sink unit with mixer tap, independent gas boiler and part tiling to walls.

### **Port Hall Estates**

2 Port Hall Road, Brighton, BN1 5PD

Infoteam@porthallestates.co.uk | 01273 559846

Website: [www.porthallestates.co.uk](http://www.porthallestates.co.uk)





**Port Hall Estates**

2 Port Hall Road, Brighton, BN1 5PD

Infoteam@porthallestates.co.uk | 01273 559846

Website: [www.porthallestates.co.uk](http://www.porthallestates.co.uk)

PORT · HALL  
ESTATES



**Port Hall Estates**

2 Port Hall Road, Brighton, BN1 5PD

[Infoteam@porthallestates.co.uk](mailto:Infoteam@porthallestates.co.uk) | 01273 559846

Website: [www.porthallestates.co.uk](http://www.porthallestates.co.uk)

PORT • HALL  
ESTATES