



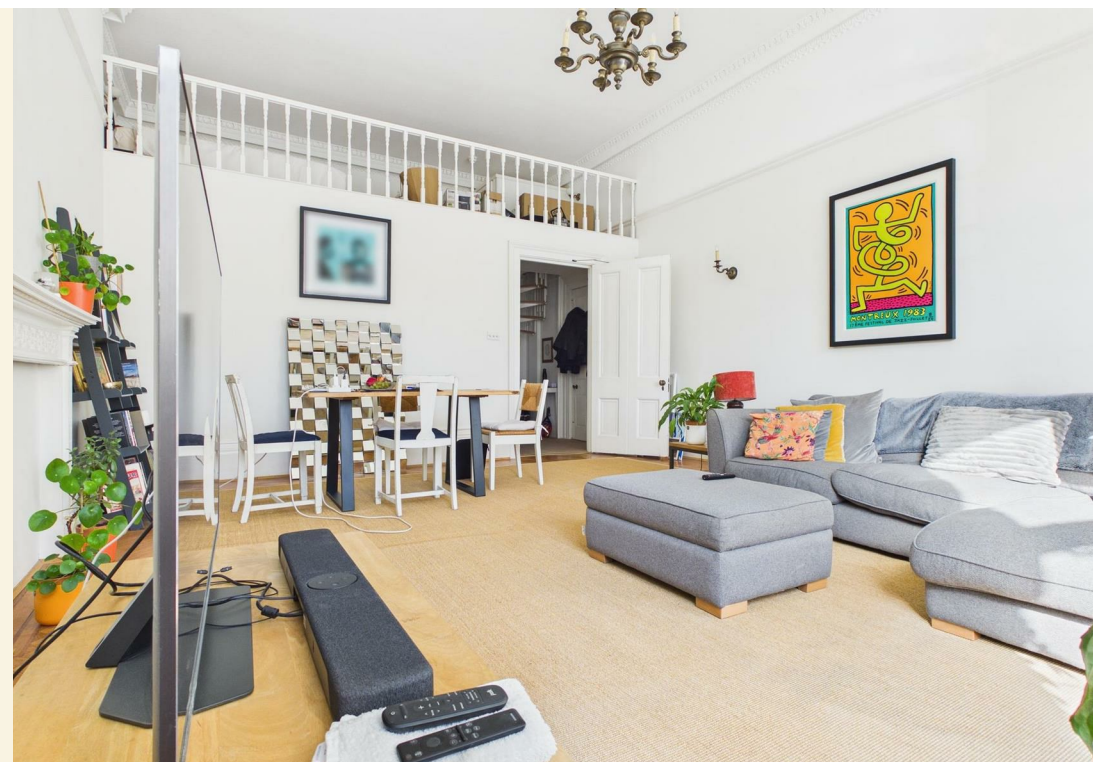
Nestled in charming Brunswick Square area this delightful period flat offers a perfect blend of classic elegance and modern comfort. Spanning an impressive 753 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat comprises one spacious bedroom, ideal for relaxation, and a thoughtfully designed bathroom that caters to your everyday needs. The period architecture adds character and charm, making this residence a unique find in a sought-after location.

Brunswick Square is renowned for its beautiful gardens and proximity to the vibrant seafront, providing an excellent lifestyle choice for those who appreciate coastal living. With local amenities, shops, and cafes just a short stroll away, this flat is perfectly positioned for convenience and leisure.

Whether you are a first-time buyer or seeking a tranquil retreat by the sea, this property presents an exceptional opportunity to own a piece of Hove's rich heritage. Don't miss the chance to make this charming flat your new home.

- VIDEO REALITY TOUR AND FLOORPLAN
- BEAUTIFULLY PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 20'6 LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- DOUBLE BEDROOM
- PERIOD FEATURES
- SHARE OF FREEHOLD
- A MUST VIEW FLAT





GROUND FLOOR

ENTRANCE HALL

Ceiling coving, fitted cupboards, two shelving units, two wall light points, security entry phone, system, spiral staircase to MEZZANINE LEVEL/OCCASIONAL BEDROOM.

LOUNGE/DINING ROOM

Two East aspect sash windows with stunning views over Brunswick Square Gardens to the sea, high ceiling, ornate ceiling coving and rose, picture rail, feature fireplace mantle, two wall light points, high skirting, beautiful Parquet wood flooring, two radiators.

KITCHEN

Fitted with a range of units comprising eye level wall cupboards and base cupboard and drawer units, Granite effect working surfaces with mirror tiled surround, One and a quarter bowl single drainer sink unit with mixer tap, integrated appliances to include electric oven, four ring gas hob with stainless steel extractor hood over, dishwasher, plumbed space for washing machine, space for further appliances, ceiling coving, recessed downlighting.

MEZZANINE

Measuring 16'9 x 8' (5.1m x 2.4M)

Ornate ceiling coving, two wall light points, storage cupboards.

BATHROOM

Fitted with suite comprising corner bath with mixer tap and shower attachment, pedestal was hand basin with fitted mirror over, low level close coupled WC, ceiling coving, recessed downlighting, towel rail, mirror fronted medicine cabinet, tiled walls, laminate wood flooring.

BEDROOM

West aspect wall to wall part frosted Art Nouveau leaded light windows, high ceiling, ceiling coving, recessed downlighting, picture rail, two fitted wardrobes, one housing 'Vaillant' combination boiler, radiator.

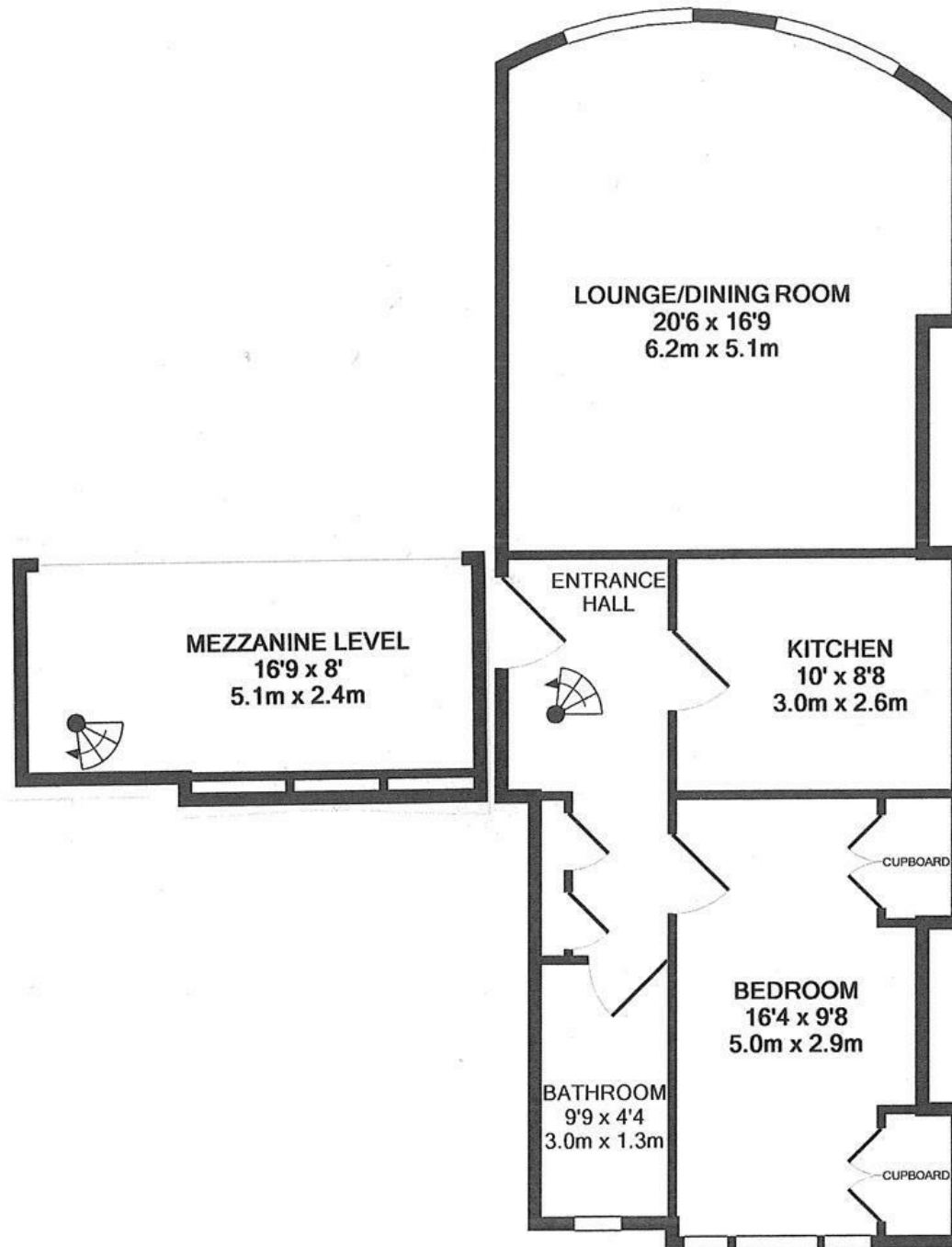
ADDITIONAL INFORMATION

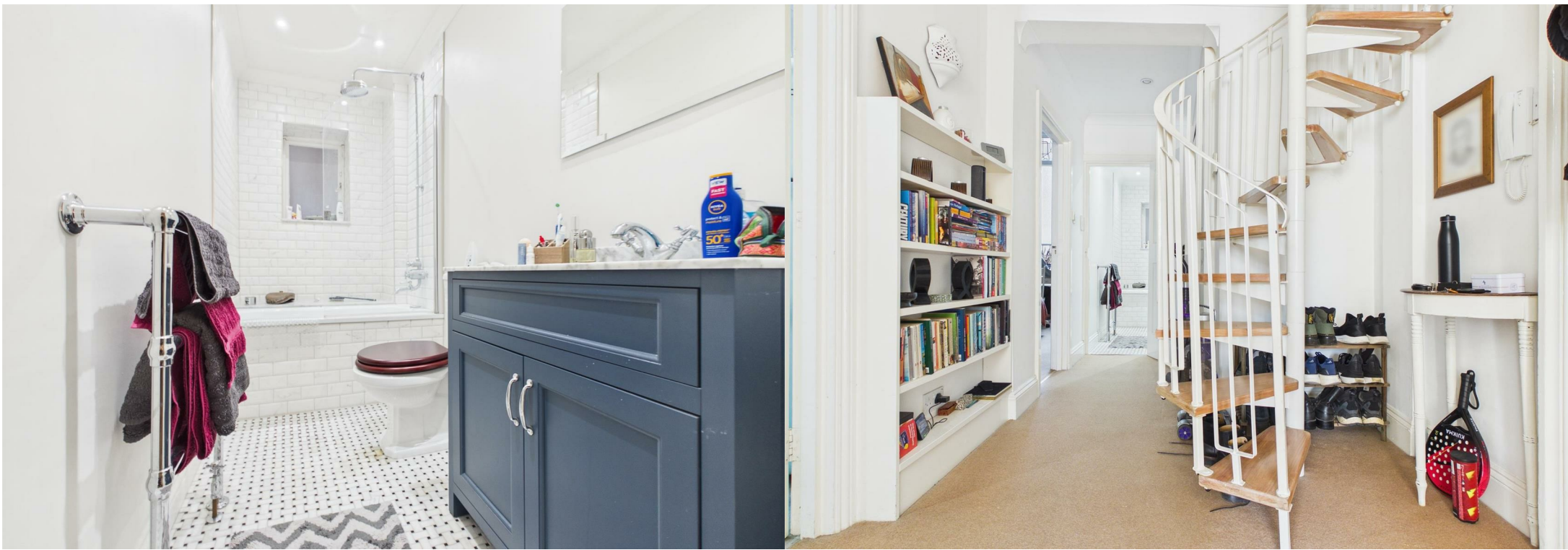
Lease - Balance of 999 years - Share of Freehold

Maintenance - £3736.64

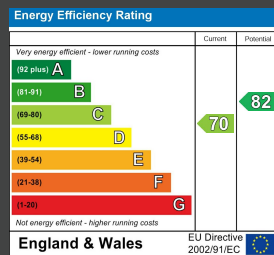
Ground Rent - £0

Council Tax Band C - £2,292.84





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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