



Nestled in the Brunswick Town Conservation area of Hove, this delightful period flat offers a perfect blend of character and modern living. Spanning an impressive 565 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining. The flat comprises one spacious bedroom, ideal for a peaceful retreat.

The period features of the property add a unique charm, reflecting the rich history of the area while providing a comfortable and stylish living environment. The flat is well-suited for individuals or couples seeking a cosy home in a vibrant community.

Hove is renowned for its beautiful seafront, lively atmosphere, and excellent local amenities, making this property an attractive option for those looking to enjoy the best of coastal living. With easy access to transport links and a variety of shops, cafes, and parks nearby, this flat is perfectly positioned for both convenience and leisure.

This property presents a wonderful opportunity to own a piece of Hove's history while enjoying the comforts of modern living. Don't miss the chance to make this charming flat your new home.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TOP FLOOR SPLIT LEVEL FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY OR BUY TO LET





## FIRST FLOOR

### ENTRANCE LOBBY

Stairs rising to:

### HALF LANDING

Radiator.

### KITCHEN/BREAKFAST ROOM

Double aspect, fitted with a range eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit, electric double oven with hob, plumbed space for a washing machine, space for further appliance, loft hatch, laminated wooden flooring, WEest aspect sash window, South aspect double glazed window.

## SECOND FLOOR

### LANDING

West aspect window, loft hatch.

### BEDROOM

West aspect sash window, fitted wardrobe to chimney recess, loft hatch, radiator,

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, tiled surround, pedestal wash basin with tiled splashback, low level close coupled WC, extractor fan, radiator, East aspect window.

### LOUNGE

East aspect sash window, picture rail, feature fireplace with tassl wooden mantle with inset mirrow, tiled inset and hearth, radiator.

### ADDITIONAL INFORMATION

Lease - 160 years remaining

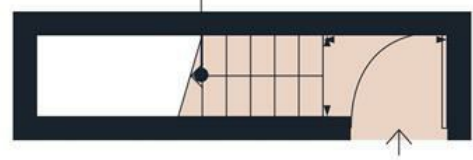
Maintenance - £1,500

Ground Rent - Peppercorn

Council Tax Band B - £2,006.23

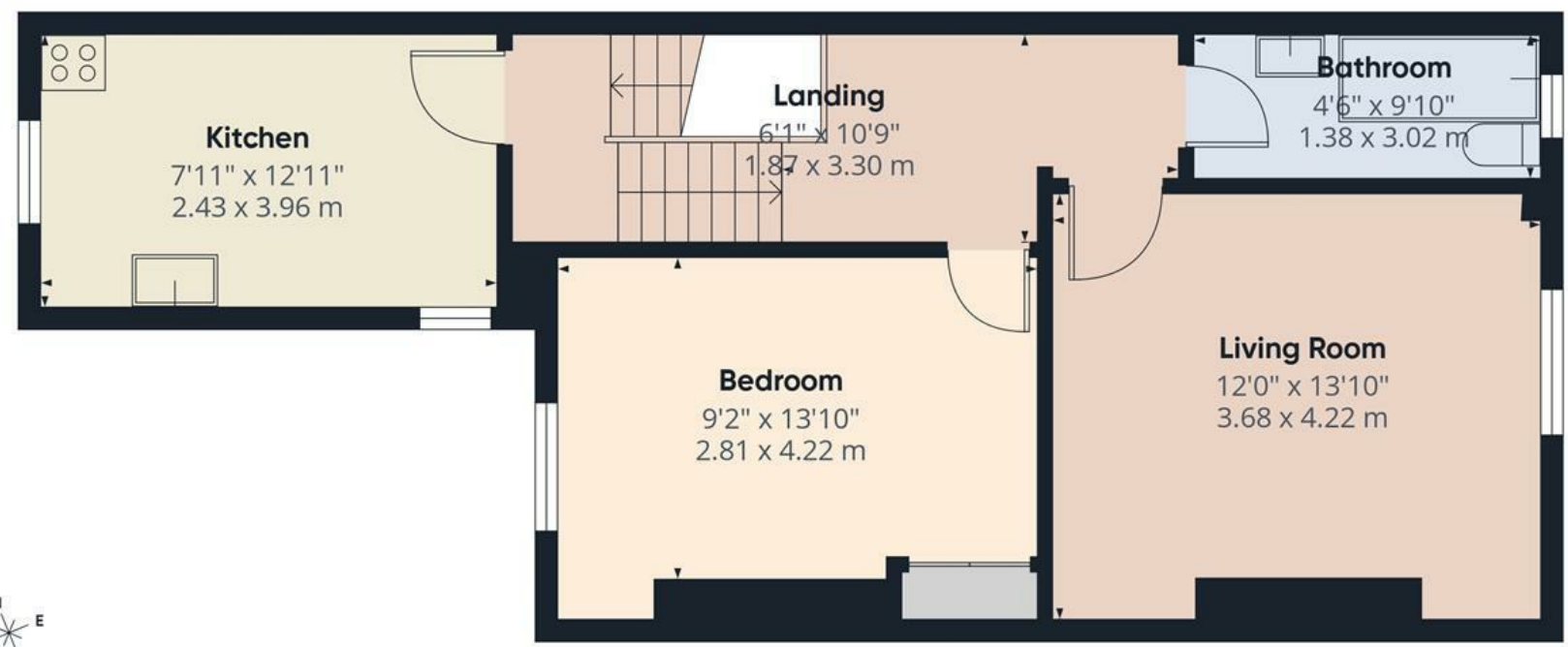


**Hallway**  
2'8" x 3'10"  
0.81 x 1.19 m



Ground Floor

**Approximate total area<sup>m</sup>**  
565 ft<sup>2</sup>  
52.6 m<sup>2</sup>



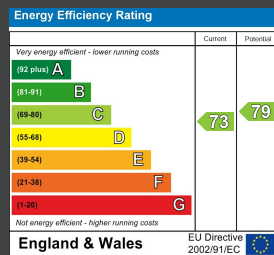
Floor 1

(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.



## 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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