



Brunswick Place | Hove | BN3 1NE

£450,000





This superb, two-bedroom balcony apartment is formed from the entire first floor of a Regency townhouse in one of Hove's most prestigious conservation areas: Brunswick Town.



Key features:

- Sought after Brunswick Town Conservation area
- Two double bedrooms
- Private Balcony
- Moments from Hove's iconic beach and promenade
- Equidistance to Brighton and Hove's mainline station
- New Lease on Completion

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL

Inside, the rooms are generously proportioned, and immediately impressive on entry. The living room has two full height windows which fill the space with natural light, and the wooden floors sit in lovely contrast to the dove grey walls. Taking centre stage is a grand period fireplace, so you can cosy up on comfortable sofas as the weather cools. The kitchen is sociably open to the room with contemporary white units topped with solid oak, and the integrated oven and fridge are included. Space has been left for a washing machine and there is ample space to dine by the window. Bedroom two is next door with a rich tone on the walls and the woodwork has been picked out in white. With such high ceilings, there is a mezzanine level for sleeping, leaving plenty of space on the ground for furniture and a workspace perhaps. The master bedroom is peacefully positioned looking out over the rear gardens and has full height wardrobes built-into the alcoves. Between the two, the bathroom has a traditional finish in white and navy blue and has a shower over the bath.

EXTERNAL

The property benefits from a private balcony towards the front which has ample space for a small table and chairs.

LOCATION

Shops: Local 1 min walk, city centre 8 min walk

Train Station : Brighton and Hove Stations 12 min walk each

Seafront or Park: Private gardens and the beach 2 min walk

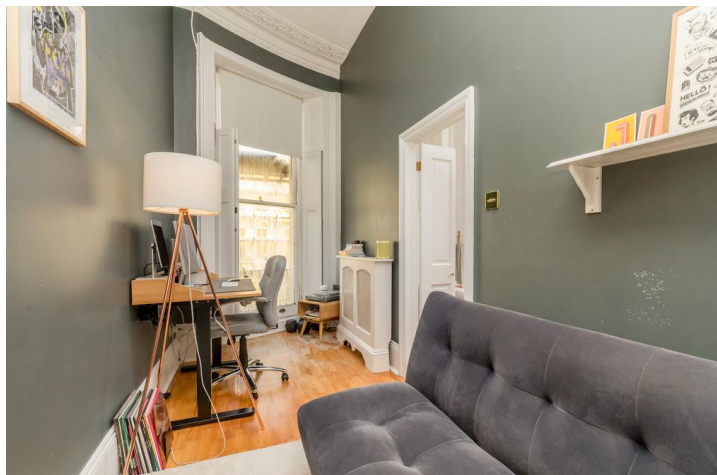
Closest Schools:

Primary: Brunswick Primary

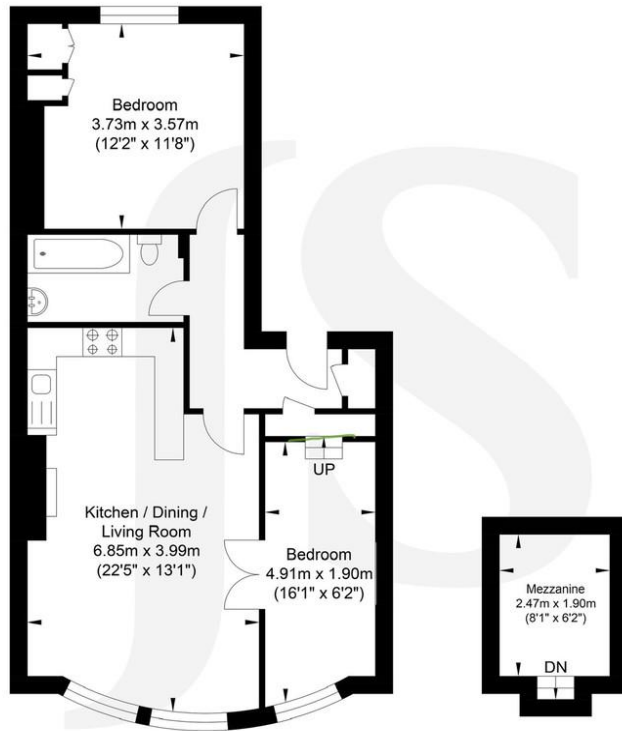
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College

This generous apartment is beautifully situated in a popular area with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, and it also offers easy access to Brighton and Hove Stations which have direct and fast links to the airports and London.



Brunswick Place



Ground Floor
Approximate Floor Area
617.31 sq ft
(57.35 sq m)

Mezzanine
Approximate Floor Area
53.28 sq ft
(4.95 sq m)

Approximate Gross Internal Area = 62.30 sq m / 670.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Property Details:

Tenure: Leasehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.