brices
sales & lettings

360°
brices
VIRTUAL VIEWINGS




FLAT 8, 32 BRUNSWICK PLACE, HOVE, BN3 1NA

LEASEHOLD £185,000

Nestled in the charming area of Brunswick Town in Hove, this delightful period flat offers a perfect blend of character and modern living. Spanning an inviting 388 square feet, the property features a well-proportioned studio room with mezzanine that serves as an ideal space for relaxation or entertaining guests.

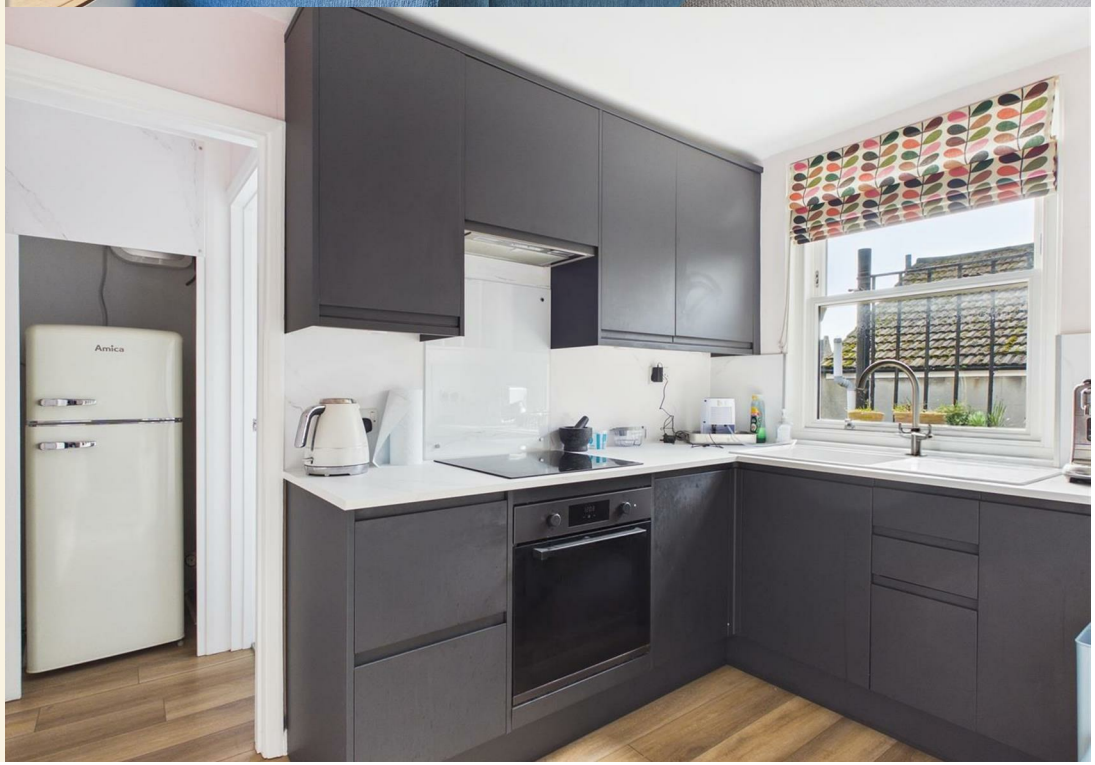
The flat includes a thoughtfully designed separate fitted kitchen with appliances and a stylish shower room shower room ensuring convenience and comfort for its residents.

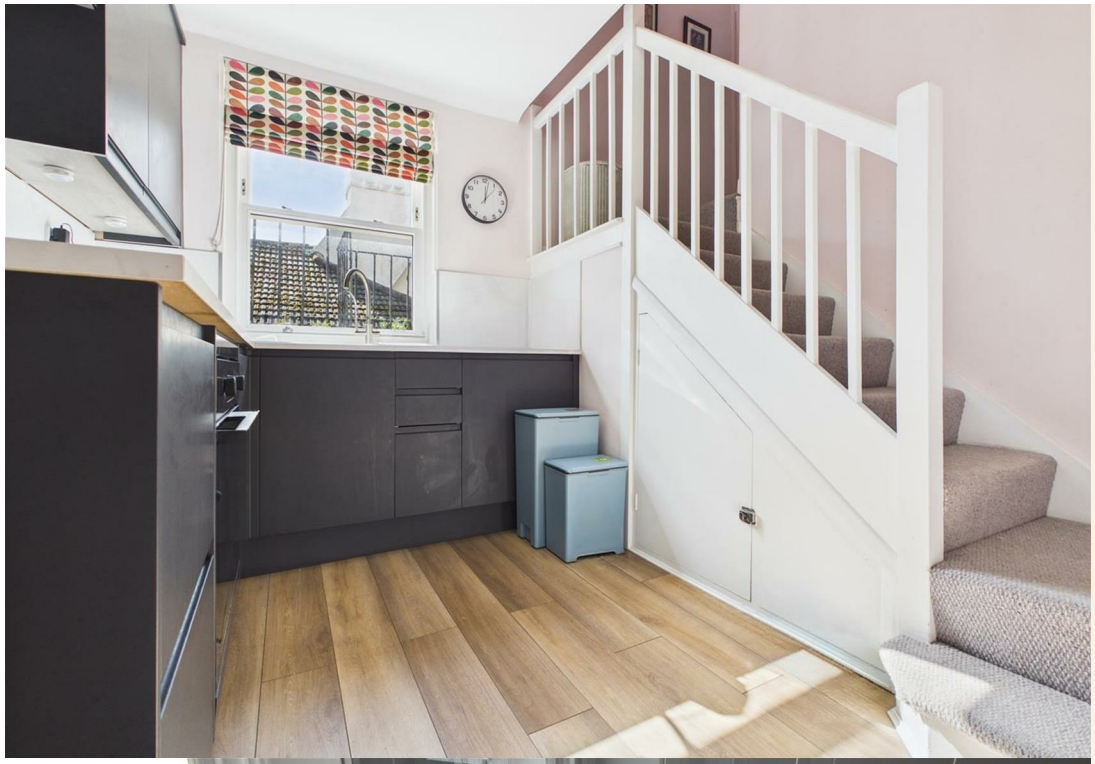
Brunswick Place is known for its vibrant community and proximity to the stunning Hove Lawns and seafront making it an excellent choice for those who appreciate coastal living. With local amenities, shops, and cafes just a short stroll away, this flat is perfectly situated for both leisure and convenience.

Whether you are a first-time buyer or looking for a charming rental investment this flat in Brunswick Place is sure to impress with its character and prime location.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- 17'3 STUDIO WITH MEZZANINE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEPARATE FITTED KITCHEN
- MODERN FITTED SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- 36 SQUARE METERS
- VIEWING HIGHLY RECOMMENDED









## THIRD FLOOR

### STUDIO ROOM
Spacious room, East aspect sash window, door to:

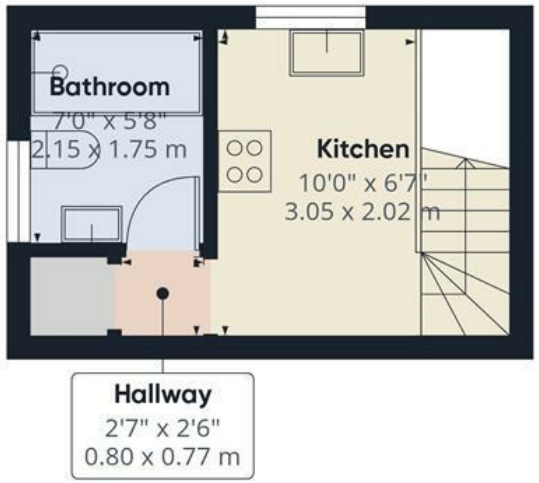
### LANDING
Stairs down in to:

### KITCHEN
Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, shelving, marble effect worktops and splashbacks, single bowl single drainer sink unit with mixer tap, electric oven, electric hob with glass splashback and extractor fan over, washing machine, dishwasher, ceiling spotlights, understairs cupboard, cupboard housing electric meter and RCD unit, laminated wooden flooring, wall mounted electric heater, South aspect double glazed window, open doorway to:

### LOBBY
Recessed storage housing water cylinder and space for fridge/freezer, laminated wooden flooring, door to:

### SHOWER ROOM
Modern white suite comprising walk in tiled shower cubicle with 'Mira' electric shower, wash hand basin with mixer tap and drawers under, low level close coupled WC, chrome ladder style heated towel rail, recessed downlighting, frosted glass sash window.

### ADDITIONAL INFORMATION
Lease - 177 years remaining
Maintenance - £1535.82
Ground Rent - £100
Council tax Band A - £1,719.63




Ground Floor







Floor 1

**Approximate total area**(1)

377 ft²

35 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

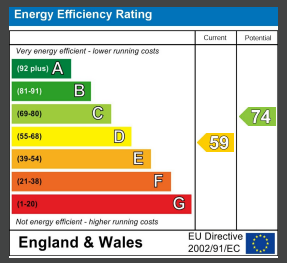
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## 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.

Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

360° brices VIRTUAL VIEWINGS

brices sales & lettings