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30 BRUNSWICK SQUARE, HOVE, BN3 1ED

SHARE OF FREEHOLD £265,000

Nestled in highly sought after Brunswick Square, this delightful flat offers a perfect blend of classic elegance and modern comfort. The property features a spacious double aspect reception room, ideal for both relaxation and entertaining guests. There is a modern kitchen area and additional storage areas for hiding away non essential items.

Brunswick Square is renowned for its beautiful architecture and vibrant community, making it an attractive location for those seeking a lively yet tranquil environment. Residents can enjoy the nearby seafront, with its picturesque views and leisurely walks along the promenade. The area is also well-served by local amenities, including shops, cafes, and restaurants, ensuring that everything you need is within easy reach.

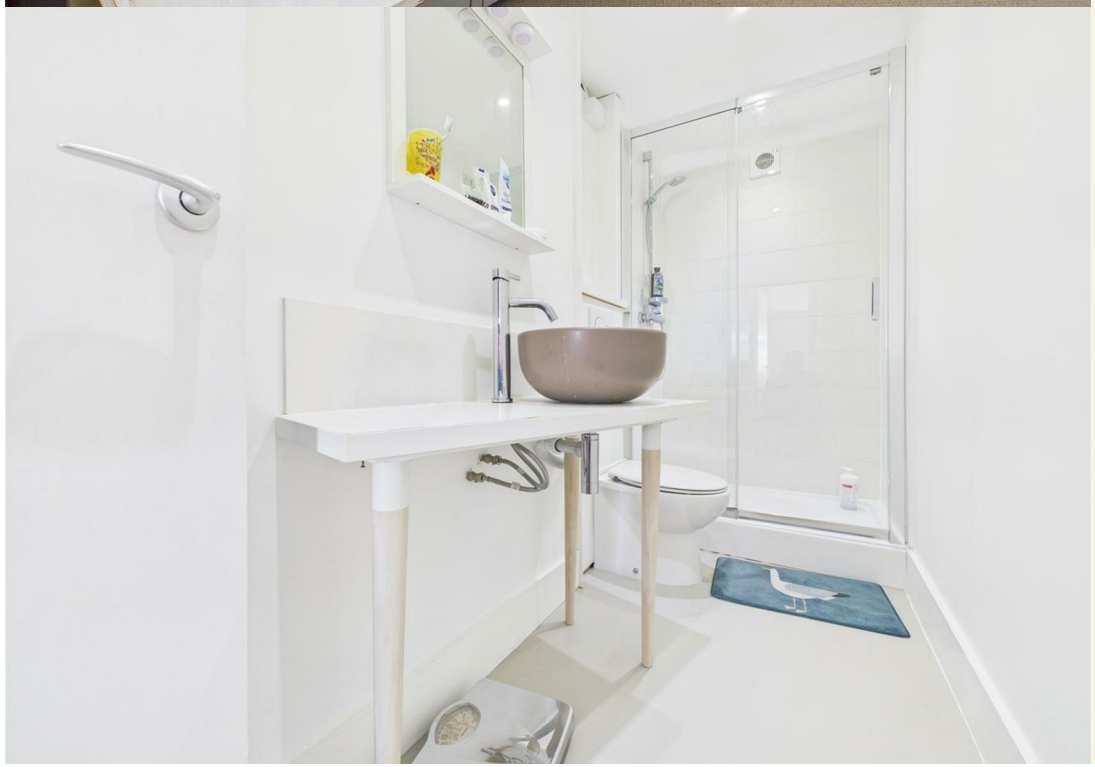
This flat is perfect for individuals or couples looking for a stylish home in a sought-after location. With its charm and modern conveniences, it presents an excellent opportunity for both first-time buyers and those looking to invest in a desirable area. Don't miss the chance to make this lovely flat your new home in Hove.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- TOP (FOURTH ) FLOOR FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- DOUBLE ASPECT OPEN PLAN LIVING ROOM
- FITTED KITCHEN AREA
- ONE DOUBLE BEDROOM
- STYLISH SHOWER ROOM
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY









## THIRD FLOOR

### ENTRANCE
Decorative dado rail, stairs rising to:

## FOURTH FLOOR

### LANDING
Entry phone system, radiator.

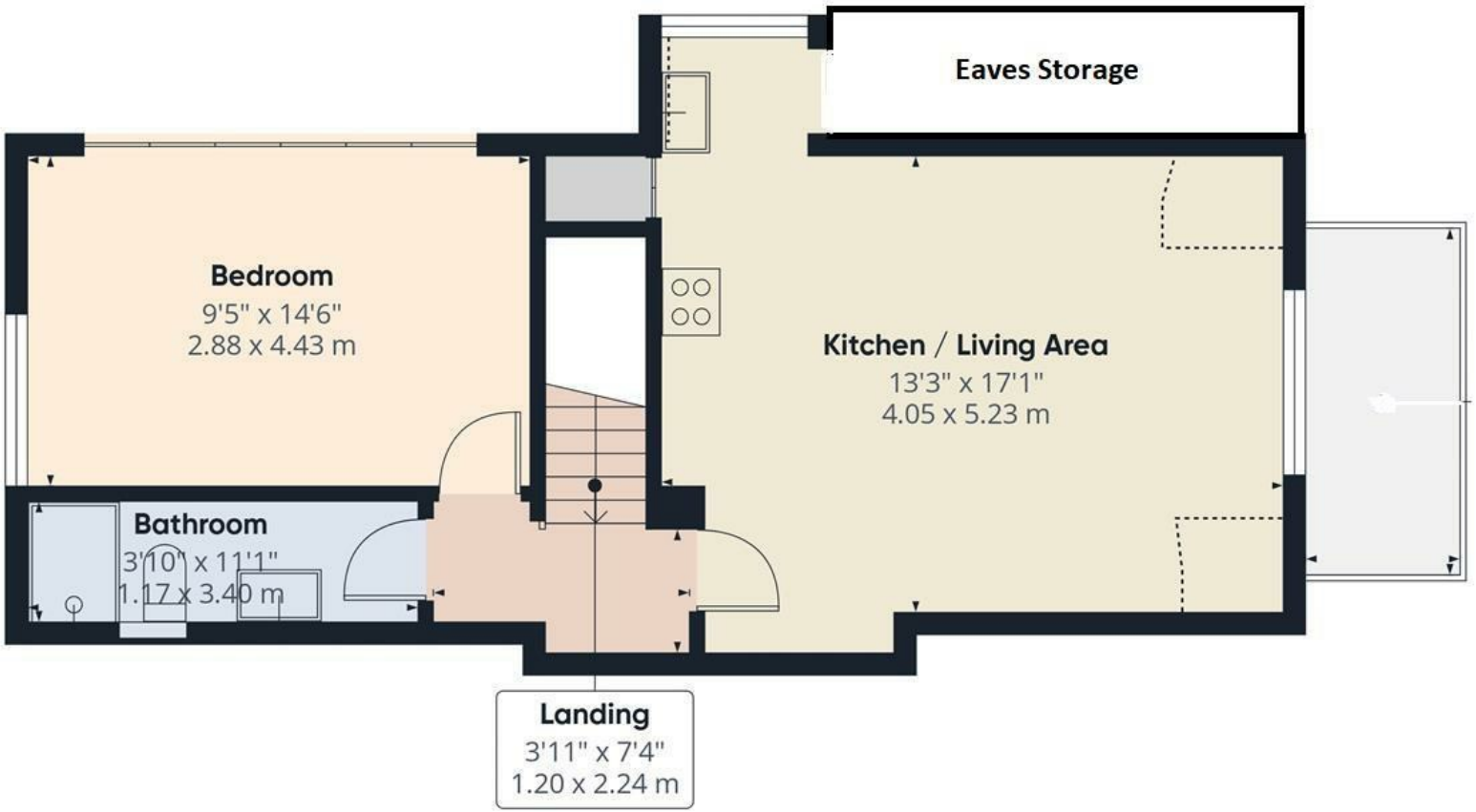
### OPEN PLAN LOUNGE/KITCHEN
Double aspect, South and East aspect double glazed windows, views to the sea, recessed downlighting, eves storage with fitted cupboards, wooden flooring.

### KITCHEN AREA
Modern fitted kitchen comprising worktops with tiled surround, stainless steel Belfast style sink with mixer tap, electric oven, gas hob with stainless steel extractor hood over, plumbed space for dishwasher, space for further appliance, movable butchers block giving access to concealed storage cupboard housing electric RCD and meter.

### SHOWER ROOM
Fitted with stylish white suite comprising tiled shower cubicle, worktop with bowl wash hand basin, mixer tap and tiled splashback, fitted mirror over, WC with concealed cistern, recessed downlighting, chrome ladder style heated towel rail, extractor fan.

### BEDROOM
Two double glazed sash windows, six fitted cupboards, plumbing for washing machine, recessed downlighting, radiator

### ADDITIONAL INFORMATION
Lease - Share of Freehold
Maintenance - £1,600 approx p.a.
Ground Rent - £0
Council Tax Band B - £2,006.23







**Approximate total area**(1)

461 ft²

42.8 m²

**Balconies and terraces**

40 ft²

3.7 m²

**Reduced headroom**

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

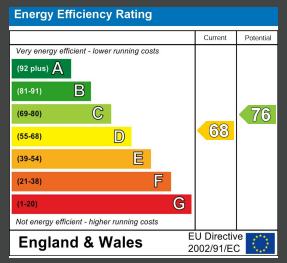
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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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