



23-24 BRUNSWICK SQUARE, HOVE, BN3 1EJ

LEASEHOLD - SHARE OF  
FRFFHOID £450,000

Nestled in highly sought after Brunswick Square this delightful period maisonette offers a perfect blend of classic elegance and modern comfort. Spanning an impressive 703 square feet,

The maisonette features a spacious lounge with charming balcony and access to the roof as well as two well-appointed bedrooms, providing ample space for relaxation and rest. The thoughtful layout of the property enhances its appeal, making it suitable for a variety of lifestyles, whether you are a young professional, a couple, or looking to downsize.

Brunswick Square itself is a picturesque location, known for its beautiful architecture and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The nearby seafront offers a delightful escape for leisurely walks and seaside activities.

This property is a rare find, combining the charm of a period home with the practicality of modern living. With its prime location and well-designed spaces, this maisonette is an excellent opportunity for those seeking a stylish and comfortable home in Hove. Do not miss the chance to make this lovely property your own.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- CHARMING MAISONETTE
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- DOUBLE ASPECT LOUNGE
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY





## SECOND FLOOR

### ENTRANCE HALL

Split level, L-Shaped, sash window, recessed downlighting, storage cupboard, entryphone system, laminated wood flooring, radiator.

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap with shower attachment, pedestal wash basin with glass shelf and mirror over, low level close coupled WC, recessed downlighting, tiled walls, chrome ladder style heated towel rail, extractor.

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, working surfaces with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with extractor over, washing machine, fridge, wall mounted cupboard housing boiler, recessed downlighting, laminated wooden flooring, sash window.

### BEDROOM 1

East aspect sash window, recessed downlighting, radiator

### BEDROOM 2

East aspect sash window, recessed downlighting, storage cupboard, radiator.

### LOUNGE

Double aspect, skylight with window under giving access to roof, recessed downlighting, radiator, double glazed doors with double glazed windows to sides to:

### BALCONY

East aspect.

### ADDITIONAL INFORMATION

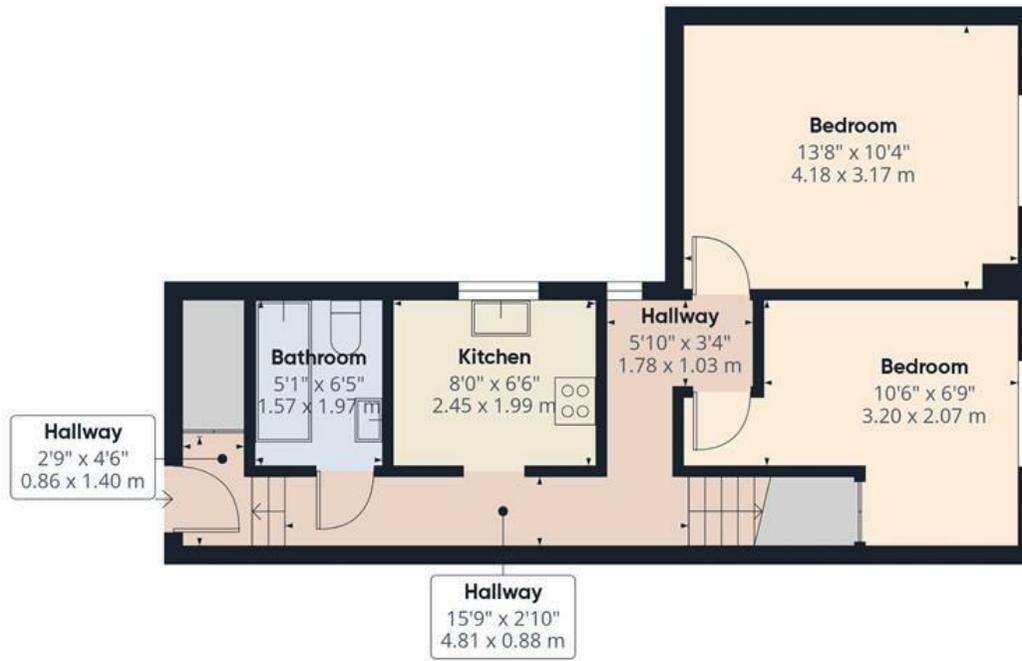
Lease - 999 years from 25th March 2000 - Share of Freehold

Maintenance - £2,280 P.A.

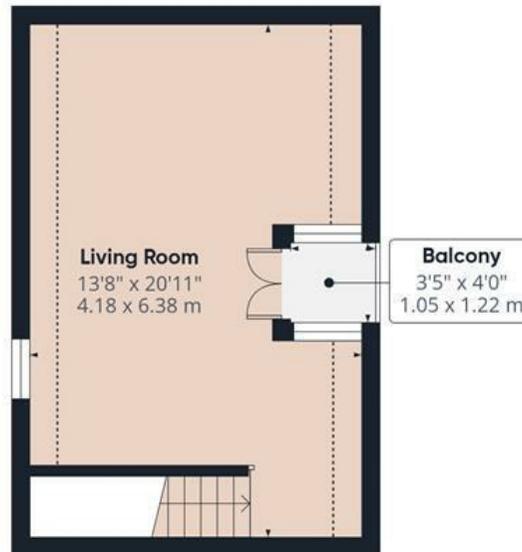
Ground Rent - £0

Council Tax Band B - £2,006.23





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

703 ft<sup>2</sup>  
65.4 m<sup>2</sup>

**Balconies and terraces**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

**Reduced headroom**

38 ft<sup>2</sup>  
3.6 m<sup>2</sup>

(1) Excluding balconies and terraces

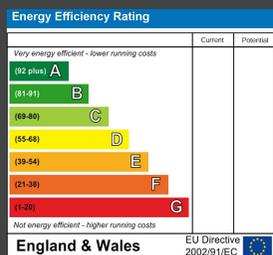
Reduced headroom  
..... Below 5 ft/1.5 m

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)



**Council Tax Band: B**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

## 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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