





A RARE OPPORTUNITY to purchase a STUNNING FIRST FLOOR BALCONY APARTMENT in a CONVERTED GRADE I LISTED building with views over a HISTORIC SEAFRONT GARDEN SQUARE. Situated in SOUGHT AFTER BRUNSWICK TOWN within close proximity to THE LANES, CITY CENTRE and local amenities such as SHOPS, BARS and RESTAURANTS.

Brunswick Square itself is a picturesque setting, known for its stunning gardens and proximity to the vibrant seafront. Residents can enjoy leisurely strolls along the beach or take advantage of the local cafes, shops, and amenities that Hove has to offer. The area is well-connected, making it easy to access nearby Brighton and beyond.

This flat is perfect for first-time buyers, professionals, or those seeking a charming retreat by the sea. With its period features and prime location, it presents a wonderful opportunity to embrace the coastal lifestyle in Hove. Don't miss the chance to make this lovely flat your new home.

- STUNNING FIRST FLOOR BALCONY APARTMENT
- SHARE OF FREEHOLD
- CONVERTED GRADE I LISTED BUILDING
- CONSERVED PERIOD FEATURES
- HOVE'S FINEST SEAFRONT SQUARE
- VIEWS OVER SQUARE GARDENS TO THE SEA
- BEAUTIFUL AND STYLISHLY PRESENTED THROUGHOUT
- 22' x 19'10 STYLISH LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- A MUST VIEW PROPERTY TO APPRECIATE





## FIRST FLOOR

### RECEPTION HALL

Measuring 14'2 x 9'5"

Formerly BEDROOM 2 and ENTRANCE HALL.

Split level, South aspect, Three tall frosted glass sash windows, clear pane sash window, leaded light sash window, ceiling spotlights, ceiling coving, worktop with cupboard under, day bed with storage under, bespoke stainless steel railing to stairs giving a modern twist, newly carpeted, column radiator.

### LOUNGE/DINING ROOM

Measuring 22'7" x 19'10"

Three floor to ceiling windows with folding wooden shutters to sides, high ceiling, views over Brunswick Square Gardens to the sea, ornate ceiling coving and rose, picture rail, feature working fireplace with wooden mantle and stone hearth, decorative beading to walls, Canadian Maple wood flooring, two radiators with decorative covers.

### KITCHEN

Measuring 14' x 11'6"

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, coloured glass worktops with splashbacks, inset stainless steel sink unit with pull out mixer tap, electric double oven, five ring gas hob with coloured glass splashback and stainless steel extractor hood over, plumbed space for washing machine, space for American style fridge/freezer, ornate ceiling coving and rose, dimmable spotlights, wall mounted cupboard housing boiler, storage cupboard, Canadian Maple wood flooring, radiator with decorative cover, opaque West aspect window.

### BALCONY

Full width, stunning views over Brunswick Square Gardens to the sea, Hove Lawns and West Pier, black wrought iron railings.

### SHOWER ROOM

Fitted with white suite comprising slate tiled walk in shower cubicle with fixer head and massage jets, wash hand basin with mixer tap set on wooden worktop, low level close coupled WC, recessed downlighting, full width mirror to one wall, mirror fronted medicine cabinet, extractor fan, chrome ladder style heated towel rail, part tiled walls in grey slate, slate tiled floor, door with ornated leaded light coloured glass panel frosted glass window with air ventilator and shelf under.

### BEDROOM

West aspect leaded light sash window, ceiling coving, picture rail, baterning across ceiling, feature fireplace with wooden mantle and tiled inset, fitted wardrobes with cupboards over, storage cupboard to chimney recess, pine wood flooring, stripped wood door with ornate leaded light coloured glass panel, black column radiator.

### HISTORY

Brunswick Square is a prime example of Regency architecture, previously forming part of the Wick Estate and used for brick manufacture, the area was developed to the designs of Charles Busby, construction began in 1825 and was completed by 1842. The square is made up of 59 buildings, numbers 1 and 9 remain as whole houses, 13 is The Regency Town House Museum and number 11 The Brunswick Hotel, 33a being hidden behind 33 in the North/West corner. The square is Grade I Listed, set around a lovely garden and is painted every 5 years making it one of the best kept squares in the city.

### ADDITIONAL INFORMATION

Lease - Share of Freehold - 999 years from 25th March 2017

Maintenance - Approximately £4,000 per year

Ground Rent - £0

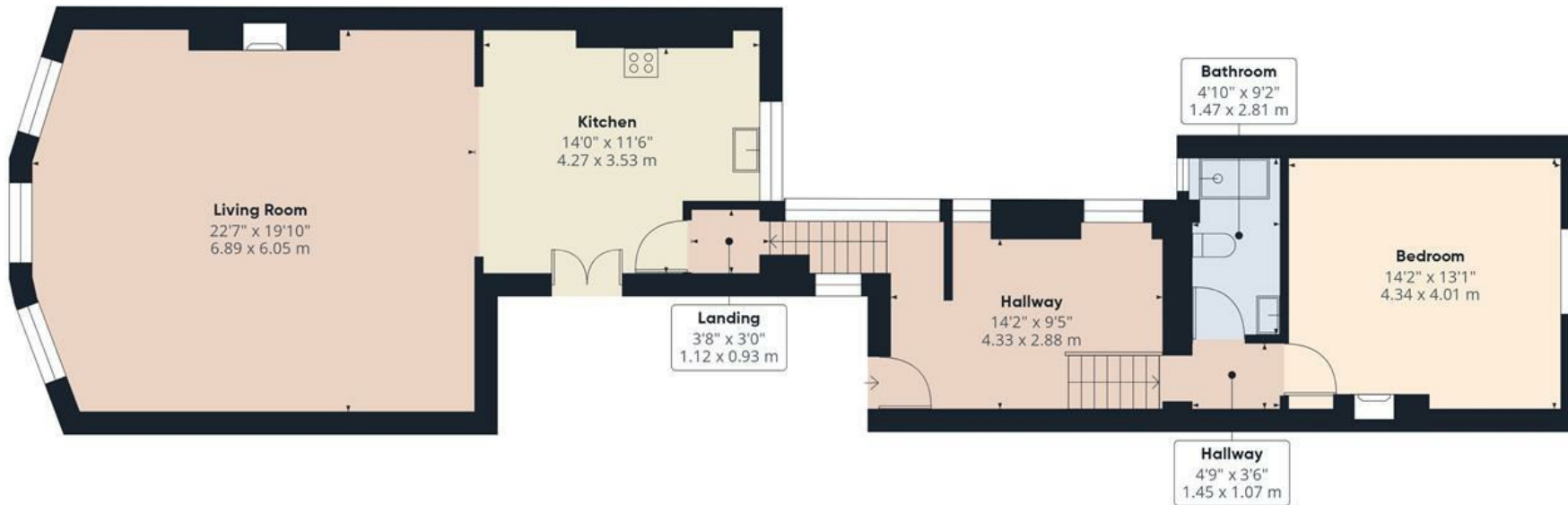
Council Tax Band D - £2,455.79

EPC E.

No ongoing chain.







Approximate total area<sup>m</sup>

1008 ft<sup>2</sup>

93.7 m<sup>2</sup>

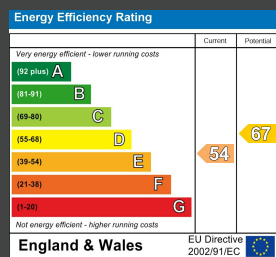
(1) Excluding balconies and terraces

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

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: D**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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## DISCLAIMER

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