



A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT in a CONVERTED PERIOD BUILDING located at the top of one of HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises entrance hall, 19' OPEN PLAN LOUNGE/KITCHEN with WOODEN FLOORING, BATHROOM, SEPARATE WC, GCH, EPC C.

- SOUGHT AFTER BRUNSWICK TOWN
- GROUND FLOOR FLAT
- WELL PRESENTED AND CHARMING
- CONVERTED GRADE II LISTED BUILDING
- 19'6 OPEN PLAN LOUNGE/KITCHEN
- TWO BEDROOMS
- BATHROOM
- SEPARATE WC
- NO ONGOING CHAIN





GROUND FLOOR

ENTRANCE HALL

South aspect window, entry phone system, ceiling spotlights, radiator, wooden flooring.

OPEN PLAN LOUNGE/KITCHEN

Two East aspect sash windows with shutters to sides, wooden flooring, radiator.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops, tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan over, plumbed space for washing machine, space for further appliance, extractor fan, tiled floor.

BATHROOM

Fitted with white suite comprising panelled bath with wall mounted shower, screen to side, wash hand basin with mixer tap and cupboard under, mirror fronted medicine cabinet, low level close coupled WC, tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail..

BEDROOM 2

West aspect window, cupboard housing boiler, radiator.

SEPARATE WC

Fitted with white suite, South aspect window.

BEDROOM 1

Two South aspect windows, radiator.

ADDITIONAL INFORMATION

Lease - Approximately 159 years remaining

Ground Rent - Doesn't get collected

Maintenance - £1,756

COUNCIL TAX BAND B - £2,006.23

Brunswick Place, Hove

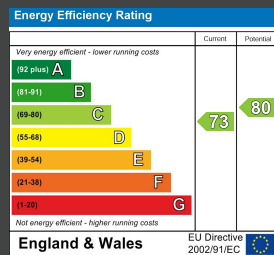


Ground Floor
Approximate Floor Area
649.06 sq ft
(60.30 sq m)

Approximate Gross Internal Area = 60.30 sq m / 649.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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