

**Spencer
& Leigh**



Flat 12, 16 Brunswick Place, Hove, BN3 1NA

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Offers In Excess Of £180,000 Leasehold

- Beautiful period building
- Positioned on the top floor
- Amazing central location
- 13' Studio room with kitchenette
- Separate white fitted shower room
- Low outgoings
- Long lease
- No onward chain
- Ideal first time purchase or buy-to-let
- Exclusive to Spencer & Leigh

Positioned on the top floor of this centrally located period building is this well presented studio apartment. The location is considered to be excellent having all that the City centre has to offer on your doorstep including a variety of cafes, bars and shops. A short stroll down the road and you'll be on Hove Lawns and the esplanade enjoying our beautiful seafront. This apartment benefits from low outgoings, a good length lease and no onward chain. Internal inspection is recommended to appreciate this home.

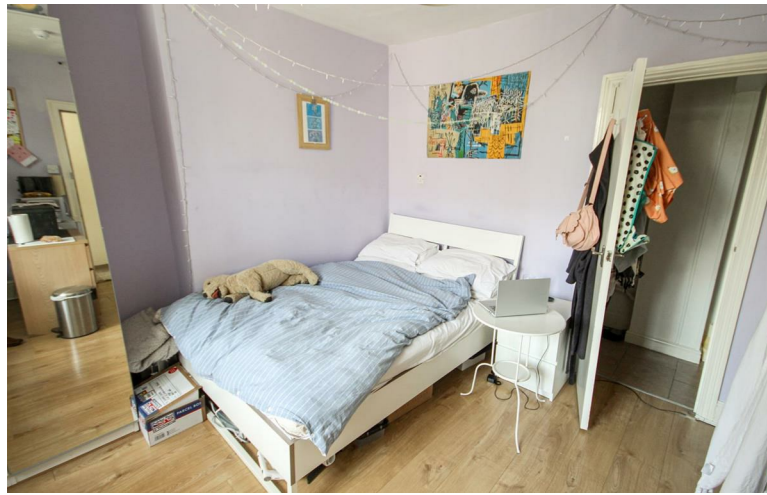
Council Tax Band: A
119 years remaining on lease
Ground Rent £100 (6 monthly)
Service Charge £540 (6 monthly)



Brunswick Place is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Communal Entrance
 Stairs rising to all floors
 Entrance
 Entrance Hallway
 Living Room
 13'0 x 12'5
 Shower Room/WC
 13'0 x 2'11



Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating

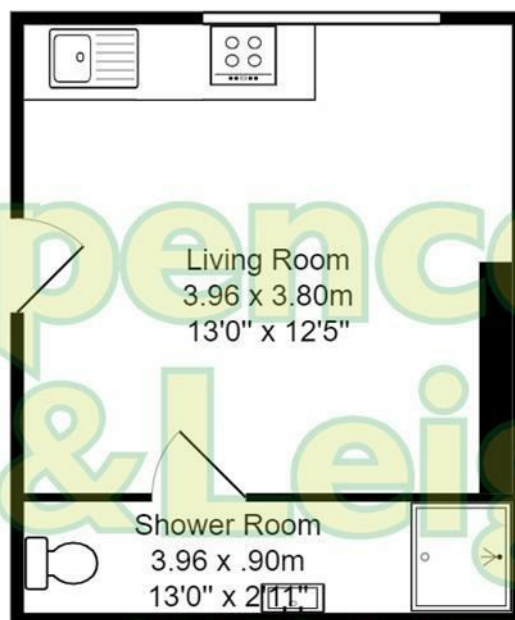
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

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Total Area: 19.0 m² ... 204 ft²

All measurements are approximate and for display purposes only.