

Brunswick Square

Hove

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Brunswick Square, Hove

£400,000

2

BEDROOM

1

BATHROOM

1

RECEPTION

About the property

Guide Price £400,000 - £425,000

A beautifully presented second floor apartment in an historic Regency Square with superb Garden square views down to the sea and modern interior. Ideally situated for all that Brighton and Hove has to offer, this exceptional home is set within the grandeur of an iconic Grade I listed period building with its instantly recognisable yellow clotted cream façade. Perfectly situated at centre of the eastern terrace with an oblique sea view from the large sash windows and an outlook directly over the Gardens in the centre of the Square. The shops and cafes of Western Road are just around the corner and the seafront is moments from your door.

Looking out across Brunswick Square's gardens and down to the sea, the picturesque views from the impressive reception room offer an instant wow factor. Beautifully lit by a duo of tall sash windows, the original fireplace is a distinguished focal point and picture rails add to its charm. The generous layout with its white walls, high ceiling and warm neutral carpet offers a fantastic place to relax and unwind. As you enter the property, a spacious hallway provide access to all rooms with a beautifully light open plan reception with refitted kitchen/dining area to the front. Both bedrooms generous doubles with one to the front of the property and one to rear of the property with a modern bathroom in the centre.

Brunswick Square, is arguably one of the finest locations in the city, being situated moments from an abundance of shops, bars, cafes and various eateries located on Western Road. Hove's premier promenade and beach can be found directly at the bottom of the square.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

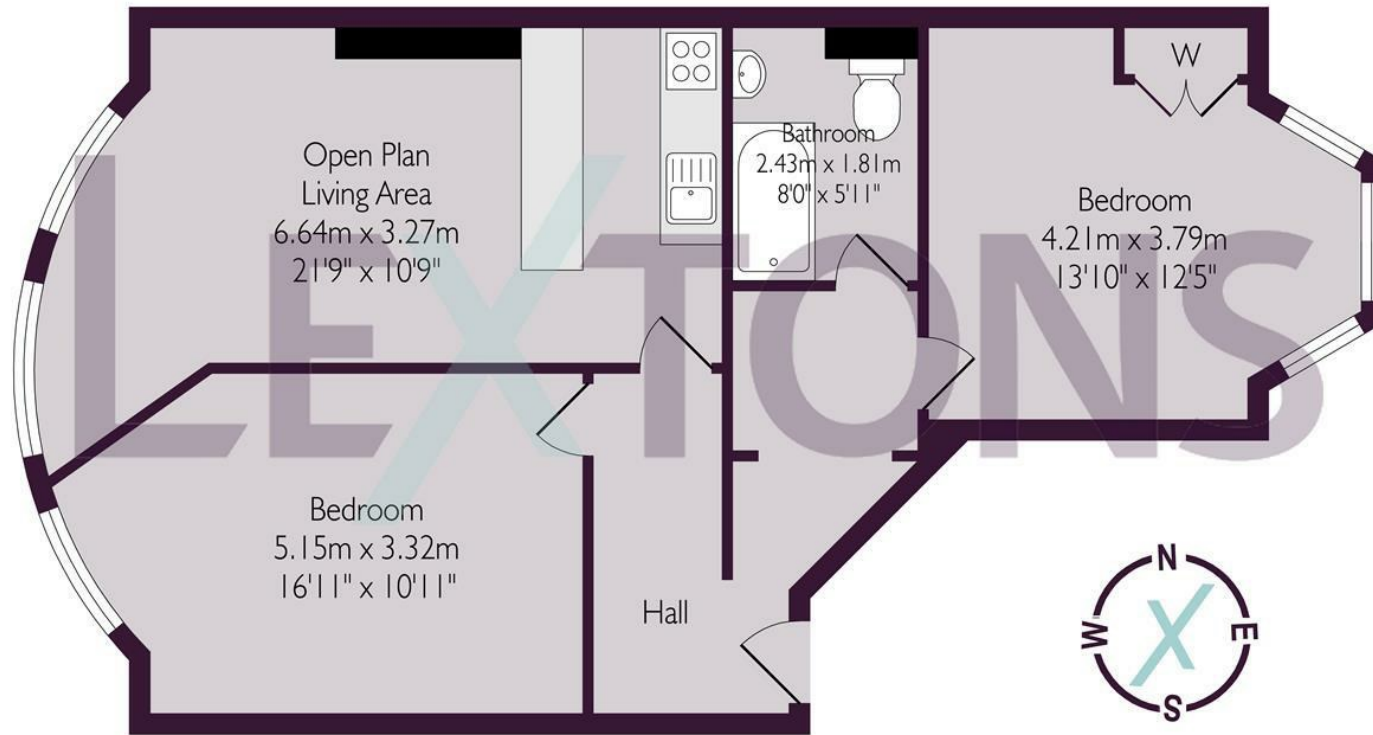
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arrange a viewing appointment:

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Second Floor



Approximate gross internal floor area 65.8 sq m/ 708.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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