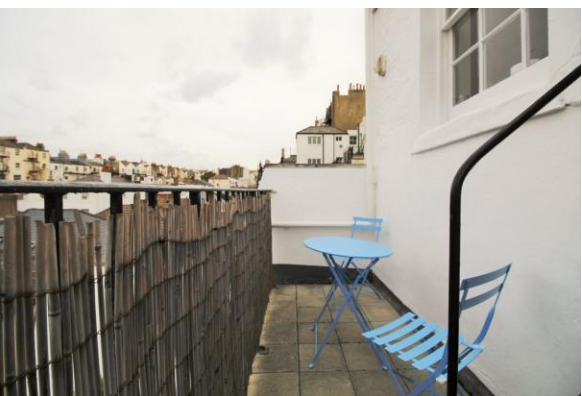


PHILLIPS & STILL



Brunswick Square, Hove, BN3 1EF

- A Magnificent Split-Level Regency Apartment
- Occupying Entire Second Floor
- Two Double Bedrooms
- 20ft Bay Fronted Lounge / Diner Overlooking The Square

Guide Price of £550,000 - £575,000

- Peaceful Private West Facing Rear Balcony
- Stunning Sea & Square Garden Views
- Prestigious Central Hove Location Moments From Western Road
- Share Of Freehold & No Onward Chain



Property Description

This stunning mansion apartment occupies the entire second floor of an attractive & imposing Grade I listed Regency building in prestigious Brunswick Square. One of central Hove's top seafront addresses, Brunswick Square is without a doubt an exciting & scenic place to live as your property overlooks the beautifully maintained Brunswick Square gardens directly opposite that lead down to Hove lawns and seafront promenade with its' stunning panoramic ocean views.

You couldn't be any more central to Hove's amenities with Western Road moments from your doorstep & the wide range of boutique shops, fine restaurants, trendy bars & coffee houses, convenience shops, delicatessens, supermarkets, beauty parlors, barbers, gyms & more it offers. Churchill Square shopping precinct is also close by and for anyone who commutes, both Hove and Brighton mainline railway stations are within easy reach.

Upon stepping into the apartment, you will be blown away at how light and airy it is throughout & full of period features and detailing. With high ceilings and original stripped wood floorboards, every room is accessible from the split-level hallway so the property has a wonderful flow to it and will have been freshly repainted. You get the morning sun through your lounge / diner bay windows and the afternoon & evening sun must be enjoyed on your private West facing balcony where there is space for a bistro table & chairs or maybe a sun lounger!

Accommodation comprises of a spacious split-level entrance hall, large bay fronted lounge / diner that features picturesque views over Brunswick Square and out to sea, a modern fitted bathroom with bidet and the first of two double bedrooms with the master benefitting from built-in wardrobes.



Being split-level the property has a very house-like feel with stairs taking you to the lower rear level where you'll find a cloakroom with W.C., the separate modern fitted kitchen with a brand new washing machine & fridge and new flooring, and the second double bedroom that opens onto your own private West facing rear balcony. This would be lovely to have open during the summer months to let fresh air circulate through the property!

This magnificent apartment comes with a share of the Freehold, no onward chain and will appeal to all manner of buyers as it will make a gorgeous home, excellent buy to let investment or an impressive holiday / second property by the sea as Brunswick Square really does epitomize City centre seaside living. Viewings are highly recommended to fully appreciate everything this property has to offer!

Accommodation

SECOND FLOOR

ENTRANCE HALL

With a built-in storage cupboard by the front door

BAY FRONTED LOUNGE / DINER

19' 5" x 13' 10" (5.92m x 4.22m)

With feature fireplace and built-in storage cupboard

BATHROOM

BEDROOM ONE

15' 7" x 8' 11" (4.75m x 2.72m)

With built-in wardrobes

Stairs down to:

CLOAKROOM/ SEPARATE W.C.

KITCHEN / BREAKFAST ROOM

8' 10" x 7' 7" (2.69m x 2.31m)

BEDROOM TWO

10' 5" x 8' 5" (3.18m x 2.57m)

With door onto rear balcony

OUTSIDE

PRIVATE WEST FACING REAR BALCONY



Brunswick Square, Hove, BN3 1EF

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

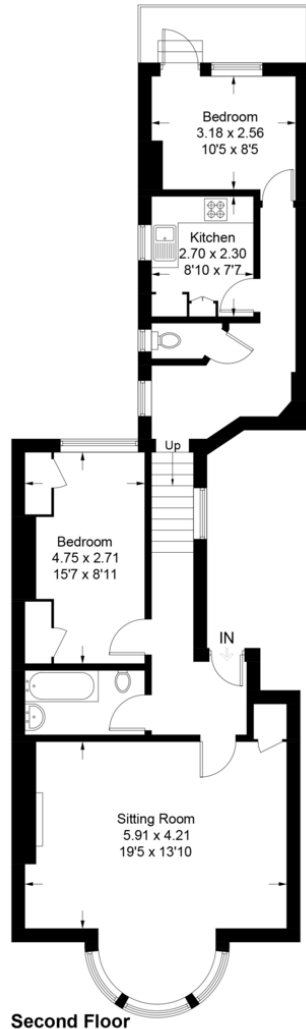
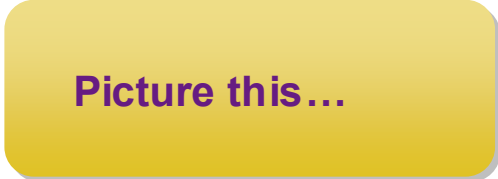


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2022



Picture this...

Addresses in Hove don't come much more sought after than Brunswick Square and this splendid mansion flat is the epitome of a grand Regency home!

Can you think of anything better than relaxing in the sunshine on your private West facing balcony with a glass of your favourite something?

If you're feeling more adventurous then the bright lights & entertainment of the big City are all within a short stroll & cater for all tastes including cocktail making, fine dining, live jazz, the theatre, a comedy club or dancing the night away!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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