



## Flat 2, 28 Brunswick Terrace, Hove BN3 1HJ

Asking price of £315,000

- DOUBLE BEDROOM
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- LIVING ROOM
- PRIVATE PATIO
- SHARE OF FREEHOLD
- SEAFRONT LOCATION
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are delighted to offer for sale this beautifully presented one bedroom apartment being situated in this prime seafront location forming part of this attractive Regency building. The property features a modern bathroom and contemporary kitchen, the living room has French doors leading onto the private patio. Being sold with a share in the freehold and no onward chain.

**ENTRANCE HALL** Wood floor.

**KITCHEN** Incorporating stainless steel sink with mixer tap and curved drainer, 'Minerva' worksurface with drawers and cupboards under, matching eye-level wall cupboards, inset 4-ring induction hob, oven, appliance space, cupboard housing 'Worcester' gas-fired boiler, tiled splashback.

**LIVING ROOM** Electric fire with surround, radiator, 'French' doors to patio.

**BEDROOM** Two fitted wardrobes with hanging and shelving space, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash-hand basin with drawers under, low level w.c., heated towel rail, tiled walls and floor.

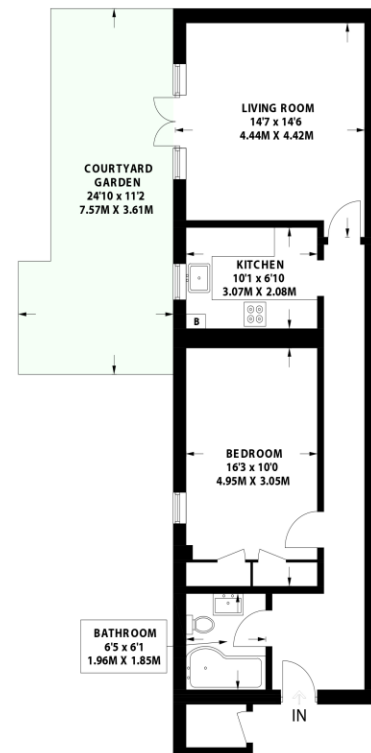
**OUTSIDE** Patio.

**OUTGOINGS** Share of Freehold  
Remainder of 999 year Lease  
Maintenance: £1500.00 p.a.

## BRUNSWICK TERRACE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
635 sq ft / 59.0 sq m  
(INCLUDING EXTERNAL CUPBOARD)



**Lower Ground Floor**  
635 sq ft / 59.0 sq m  
(Including External Cupboard)



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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	Ceiling Height
	Hot Water Tank
	Fridge / Freezer
	Head Height Below 1.5m
	Measuring Points
	Storage Cupboard
	Fitted Wardrobes
	Garden Shortened for Display



Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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