

# PHILLIPS & STILL

Brunswick Road, Hove

Offers in excess of £230,000



- A First Floor Converted Regency Apartment
- One Double Bedroom With Mezzanine Level
- West Facing Lounge / Diner With Balcony
- Separate Kitchen
- Moments From Western Road & Seafrost
- No Onward Chain

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## Brunswick Road, Hove, BN3 1DH



It's all about the Brunswick area and for good reason! Living here you are just moments from our famous seafront and the hustle & bustle of vibrant Western Road with its vast array of cafes, fine restaurants, trendy coffee shops, bars, pubs, delicatessens, boutique shops, beauty parlours, supermarkets, gyms and much more! Both Brighton and Hove mainline railway stations are also within easy reach for anyone who commutes.

Set on the first floor of an attractive Regency building, you will be very impressed with the space and light that this flat offers. Accommodation comprises of entrance hall, double bedroom with mezzanine area, bathroom, fabulous West-facing lounge / diner with fireplace and a separate kitchen. It is a blank canvas with no onward chain and is ready for someone to pack their bags, move straight into and make their own!

Living here will certainly be exciting as you have such a huge choice of ways to entertain yourself just outside your front door! Leafy St Ann's Well Gardens is just up the road, the perfect place to exercise the dog, the kids or yourself. Alternatively why not take a stroll along the picturesque seafront promenade with an ice cream? Or hop on a bus to Churchill Square for some retail therapy! The choice is yours and the list is endless, the hard part will be deciding but you'll definitely be sure of fully experiencing that cosmopolitan lifestyle that this City is so well known for!



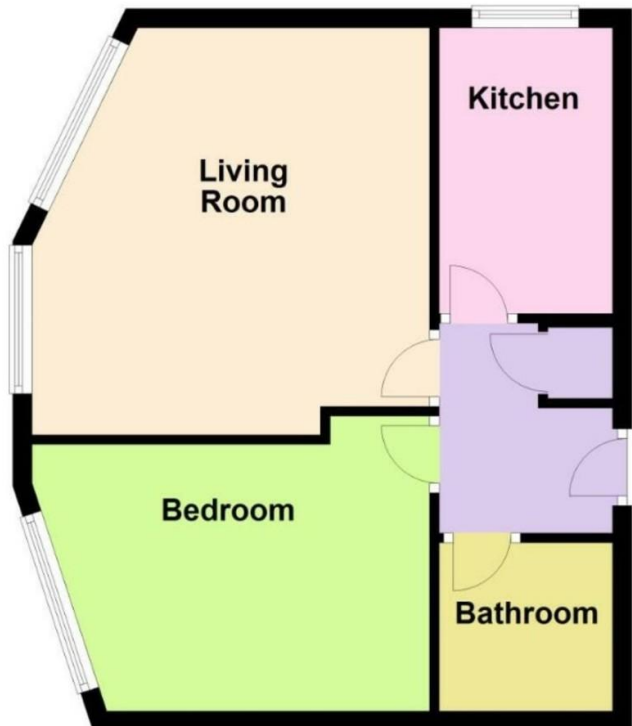
## Picture this...

This versatile & superbly located flat will make the perfect first home, a brilliant buy to let investment or a fabulous holiday / second property near the sea!

Imagine stepping out of your front door and straight into the beating heart of this vibrant City with so much food, drink & entertainment on offer!

### Floor Plan

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 40.9 sq. metres (440.2 sq. feet)

## Accommodation

### FIRST FLOOR

ENTRANCE HALL

SEPARATE KITCHEN

9' 6" x 5' 7" (2.9m x 1.7m)

WEST FACING LOUNGE / DINER

13' 8" x 13' 6" (4.17m x 4.11m)

With feature fireplace & opening onto balcony

DOUBLE BEDROOM

13' 1" x 9' 2" (3.99m x 2.79m)

With mezzanine level

BATHROOM

### OUTSIDE

WEST FACING WROUGHT IRON

BALCONY

Private



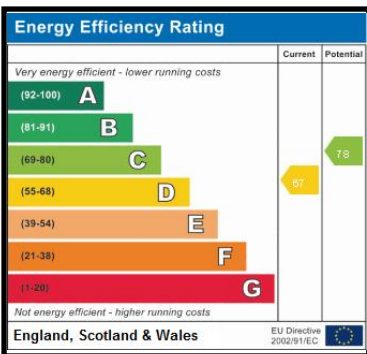




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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