

- Immaculately presented two bedroom newly refurbished apartment
- Open plan lounge/kitchen
- Shower room and en-suite bathroom
- Central hove location extremely close to seafront
- Secure Gated Entry and chain free

## Brunswick Street West, Hove, BN3 1EL

Asking Price Of £300,000

If you are looking for something you can move straight into look no further than this unique newly refurbished two bedroom flat in one of Hove's most desirable locations. It has a delightful open plan kitchen/lounge, bespoke shower room and an additional en-suite bathroom. The property is being sold with no chain and a long lease.



## Property Description

This immaculately presented newly refurbished two-bedroom flat offers a modern and stylish living space. As you enter, you are greeted by an open plan kitchen lounge, creating a seamless flow throughout the property. The kitchen is fully fitted with contemporary appliances and sleek cabinetry, providing ample storage and workspace.

The flat features a luxurious shower room, finished to a high standard with modern fixtures and fittings. Additionally, there is an en-suite bathroom attached to one of the bedrooms, offering convenience and privacy.

Security is a top priority in this property, as it benefits from secure gated entry, ensuring peace of mind for residents. The flat is also being sold with no onward chain, providing a smooth and hassle-free buying process.

Situated in a central Hove location, these flat offers easy access to Brighton seafront, allowing residents to enjoy the vibrant coastal lifestyle. With a variety of shops, restaurants, and entertainment options nearby, there is always something to explore and enjoy in the area.

Overall, this flat presents a wonderful opportunity for those seeking a modern and stylish living space in a highly desirable location.

An excellent first-time purchase or investment opportunity and one not to be missed!





## Accommodation

### ENTRANCE PORCH

### KITCHEN/SITTING ROOM

22' 10" x 14' 8" (6.96m x 4.47m)

### BEDROOM

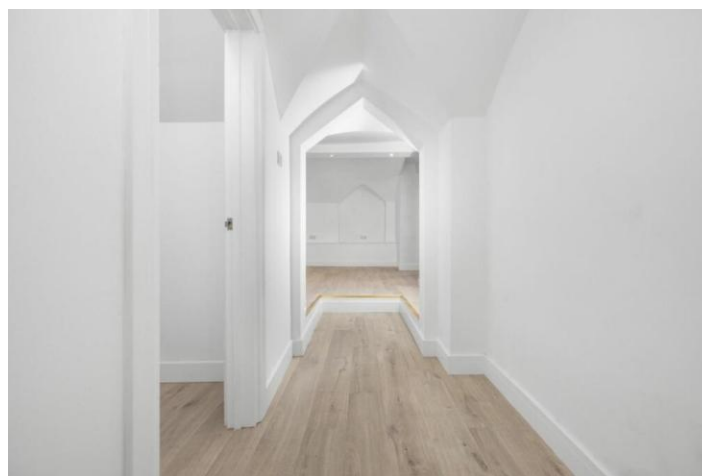
18' 1" x 17' 4" (5.51m x 5.28m)

### ENSUITE

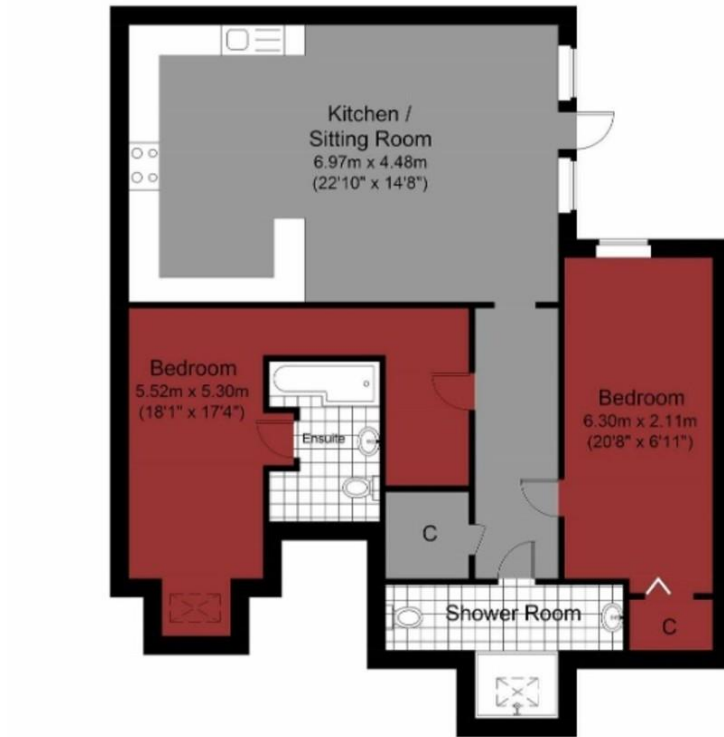
### BEDROOM

20' 8" x 6' 11" (6.3m x 2.11m)

### SHOWER ROOM



Approximate Gross Internal Area = 82.22 sq m / 885.0 sq. ft



**Brunswick Street West**

Ground Floor  
Approximate Floor Area  
885.0 sq. ft (82.22 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**Picture this...**

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all. This way you are guaranteed not to miss out on all the excitement going on around you.

Alternatively, head in the other direction for a few steps and you will be on Brighton's famous lawns looking out over the Channel. Is there anywhere better place to enjoy a stroll or a picnic with friends!

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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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