

PHILLIPS & STILL



Brunswick Place, Hove, BN3 1NE

- A Unique Refurbished Detached Freehold Home
- Beautifully Presented Throughout
- One Large Double Bedroom
- Spectacular Open Plan Lounge / Diner With Refitted Kitchen Area

Offers over £485,000

- Two Private South & West Facing Patio Gardens
- Gated Private Entrance In Sought After Central Hove Location
- Close To Western Road & Seafront
- Short Walk To Brighton & Hove Railway Stations



This single storey detached house is truly a one of a kind property and incredibly rare to find in such a central location! It was newly built less than 10 years ago and has just been beautifully refurbished to an extremely high specification with stunning décor, fixtures, fittings and wooden flooring throughout. It really is an impressive home with a secluded feel as upon entering & closing the gate behind you, you'll forget you're in the vibrant City centre as it feels so tranquil within! It is a stunning property that suits all buyers as it is the perfect home but would also make a brilliant buy to let or air bnb investment in the beating heart of the City centre, or an idyllic holiday home moments from the seaside.

Accommodation comprises of a generous & very light dual aspect open plan living / dining room and refitted kitchen area with plenty of space for both lounge & eating furniture as well as a useful breakfast bar giving you another area to sit down at for meals. From here the inner hall leads to a refitted bathroom suite and the master bedroom. Featuring a Southerly aspect this wonderfully peaceful room has fitted wardrobes, over bed storage and sliding patio doors opening onto the second of the two private patio gardens. The first of which & larger of the two greets you as you enter through the gate where there is plenty of room for outdoor furniture & flower beds.

With a choice of two sunny, secluded and pet & child friendly patios, you'll always find the perfect spot for sunbathing, your morning coffee or a little al fresco dining! This spectacular home also features a living green roof which really is the cherry on the cake and ever enforces the feel that this house is a unique oasis of nature & calm in the City.



Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns! And lastly, for anyone who commutes, both Brighton and Hove mainline railway are within easy reach.

Accommodation

GATED PRIVATE ENTRANCE

On Lansdowne Road

PRIVATE SOUTH / WEST FACING PATIO GARDEN

Extremely sunny with plenty of space for outdoor furniture

FRONT DOOR

Opening into:

STUNNING OPEN PLAN LOUNGE / DINER

18' 11" x 17' 0" (5.77m x 5.18m)

REFITTED KITCHEN AREA

With breakfast bar

INNER HALL

REFITTED BATHROOM

DOUBLE BEDROOM

15' 0" x 10' 4" (4.57m x 3.15m)

With built-in wardrobes & over bed storage, and sliding doors opening onto:

SECOND PRIVATE SOUTH FACING PATIO GARDEN



Brunswick Place, Hove, BN3 1ND

Approximate Gross Internal Area = 50.5 sq m / 543 sq ft

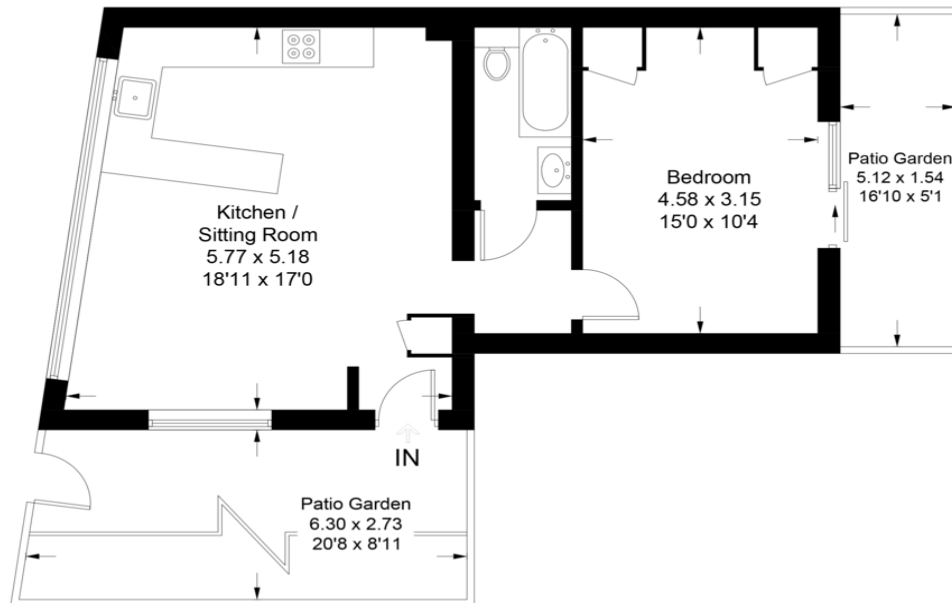


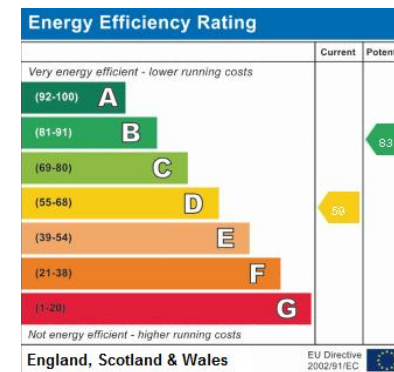
Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Picture this...

If you're looking to experience that cosmopolitan seaside lifestyle that Brighton & Hove is so famous for then this is certainly the place to do it...

Whether it be cocktails and dancing the night away you're into, or fine dining, the theatre, comedy clubs, dance clubs or live music...the list is endless and they're all just outside your front door. The hard part is choosing what to do each night!

Alternatively, if you feel like staying in, you have a choice of two private secluded outside areas to relax in alone or with company!



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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