

Brunswick Square, Hove

Asking Price £315,000



- Beautifully presented one bedroom top floor flat
- Located in a stunning Regency building grade 1 listed building
- Delightful open plan kitchen/lounge
- Stunning views over Brunswick Square and out to sea
- Share of Freehold



## Flat 7, 30 Brunswick Square, Hove, BN3 1ED

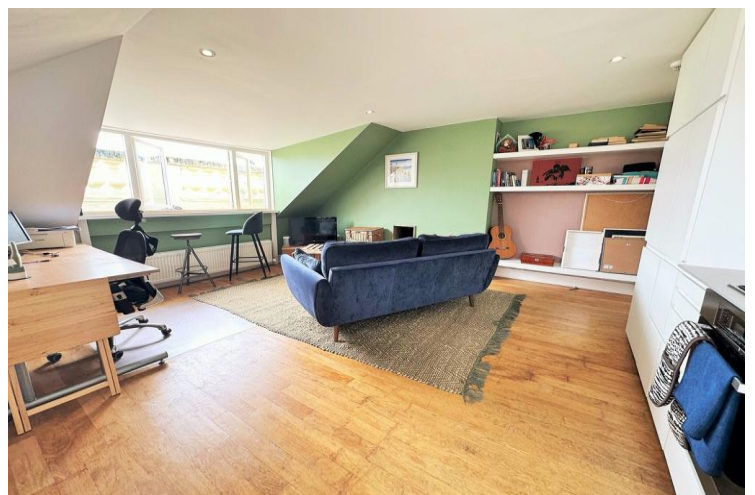


This property is a top floor flat, situated in a stunning Regency building, and is beautifully presented. The flat features an open plan layout, with the kitchen seamlessly flowing into the lounge area. The highlight of this property is the stunning views it offers, overlooking Brunswick Square and extending out to the sea.

The flat also benefits from access to generous eaves, providing additional storage space. The bedroom is spacious and features fitted wardrobes, offering ample storage for residents.

One of the key advantages of this property is its central location, positioned on the border of Brighton and Hove. This ensures easy access to a wide range of local amenities, including shops, restaurants, cafes, and entertainment options.

Furthermore, this flat is offered with a share of freehold, which adds additional value and security to the investment. Overall, this property is an excellent opportunity for anyone looking for a beautifully presented top floor flat with stunning views, convenient location, and a share of freehold.



## Picture this...

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

Lazy Sunday strolls along the seafront promenade with an ice cream are a must & why not stop at one of the many fine seafront restaurants for dinner!

If you're feeling more adventurous then the bright lights & entertainment of the big City are all within easy reach & cater for all tastes including cocktail making, live Jazz, the theatre, a comedy show or dancing the night away!

Approximate Area = 60.1 sq m / 647 sq ft  
Including Limited Use Area (8.2 sq m / 88 sq ft)



 = Reduced head height below 1.5m



Third Floor

Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 285685

## Accommodation

### THIRD FLOOR

ENTRANCE HALL

### FOURTH FLOOR

KITCHEN/ RECEPTION ROOM  
17' 2" x 13' 3" (5.23m x 4.04m)

STORAGE AREA

SHOWER ROOM

BEDROOM  
14' 5" x 9' 5" (4.39m x 2.87m)







## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## 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

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

112 Western Road, Brighton, East Sussex, BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)