

PHILLIPS & STILL

Brunswick Road, Hove

Guide Price £280,000 - £300,000



- Ground and lower Ground floor one bedroom maisonette
- Delightful Regency style building
- Spacious lounge/diner
- West facing garden
- Share of Freehold & No onward chain

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Flat 2, 28 Brunswick Road, Hove, BN3 1DG



This charming one bedroom split-level maisonette on Brunswick Road, Hove, offers a perfect blend of comfort, style, and functionality. Ideal for first-time buyers, professionals, or those seeking a coastal retreat, this unique home is designed to maximize space and light, while featuring a delightful west-facing garden.

The ground floor boasts a spacious living room / dining area, filled with natural light and creating a warm and inviting atmosphere. It's an ideal setting for both relaxation and entertaining. Adjacent to the living area is a well-appointed kitchen, offering ample storage and counter space, perfect for any cooking enthusiast.

One of the standout features of this property is its private west-facing garden. This outdoor space, ideal for enjoying afternoon sunshine or al fresco dining, provides a peaceful retreat and extends the living space.

Descend the spiral staircase to the lower ground floor, where you'll find the generously sized bedroom. This tranquil space offers plenty of room for storage and serves as a quiet, private retreat from the hustle and bustle of daily life. The lower ground floor also houses a modern, stylish bathroom designed for both comfort and convenience.

Located on the sought-after Brunswick Road, this maisonette is just a short walk from the vibrant shops, cafes, and restaurants of central Hove. The seafront is moments away, offering easy access to the beach and coastal walks. Transport links are excellent, with nearby bus routes and Hove Station providing connections to Brighton and beyond.



Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM / DINER
21' 7" x 9' 4" (6.58m x 2.84m)

KITCHEN
8' 4" x 6' 9" (2.54m x 2.06m)

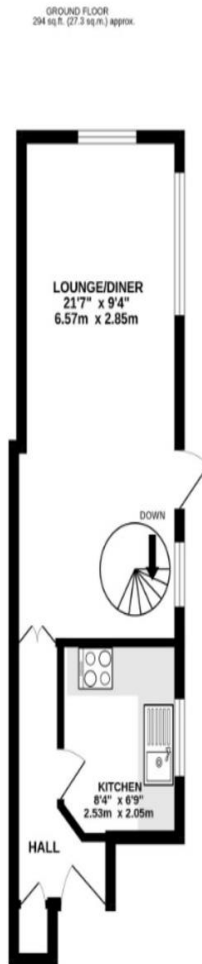
LOWER GROUND FLOOR

BEDROOM
13' 3" x 9' 1" (4.04m x 2.77m)

BATHROOM

OUTSIDE AREA

WEST FACING GARDEN



BRUNSWICK ROAD

TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan ref: 100001/100002





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 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	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note:

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

Directions

For directions to this property please contact us.

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