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Brunswick Square
HOVE
oieo £500,000

Brunswick Square, Hove

DESCRIPTION

Guide Price: £500,000-£525,000. A delightful and bright two bedroom second floor apartment (with lift) situated in a Grade I listed Regency house on Brunswick Square which lies in the Brunswick Town Conservation Area and is well located for the amenities of Church Road and Western Road. The property boasts a passenger lift and enviable roof terrace, and is under a mile to both Brighton and Hove mainline railway stations.

In more detail the property consists: entrance hallway, spacious living/dining room with sea views over the square, two bedrooms, one ensuite, bathroom and kitchen with access to a fantastic 35' west facing sunny roof terrace. The property is sold with a share of the freehold in this well maintained building.

- Two bedroom second floor apartment with passenger lift
- Fantastic 35' west facing roof terrace
- Square and sea views
- Two bathrooms
- Share of the freehold





SECOND FLOOR

Entrance Hallway

Two storage cupboards, one housing hot water tank, loft hatch, recessed ceiling lighting, GCH radiator, carpeted flooring.

Living/Dining Room

19' 5" x 15' 5" (5.92m into bay x 4.71m maximum width) A grand room accessed through double doors from the hallway. Includes two large sash windows with period wood panelling below and sea views overlooking the gardens on the Square, secondary glazing, feature fireplace with wooden surround and tiled hearth, alcove shelving, 5 amp lighting circuit, two GCH radiators, exposed wooden floorboards.

Kitchen

11' 4" x 6' 2" (3.46m x 1.87m) West facing glazed door leading to roof terrace, range of wall and base units, one housing boiler, worktop and tiled splashback, integrated oven and gas hob, single bowl stainless steel sink and mixer tap, space and plumbing for dishwasher, space for fridge freezer, recessed ceiling lighting, linoleum flooring.

Master Bedroom

15' 1" x 9' 5" (4.61m x 2.88m) A spacious master bedroom with built-in wardrobes and en-suite bathroom. Consists: west facing sash window, secondary glazing, wardrobe storage, additional cupboard with space and plumbing for washing machine and separate dryer, 5 amp



lighting circuit, GCH radiator, carpeted flooring.

En-Suite Bathroom

Panelled bath with mixer tap and shower attachment, vanity unit with storage under and recessed wash hand basin with mixer tap, low level back-to-wall WC, full tiling around bath and tiled splashback for vanity unit and WC cistern unit, storage cupboard, recessed ceiling lighting, wall extractor fan, GCH radiator, linoleum flooring.

Bedroom 2

18' 4" x 8' 10" (5.60m x 2.70m maximum widths) Large sash window with period wood panelling below overlooking the gardens on the Square, secondary glazing, storage cupboard and alcove shelving, 5 amp lighting circuit, GCH radiator, carpeted flooring.

Bathroom

Panelled bath with mixer tap and shower attachment, vanity unit with storage under and recessed wash hand basin with pillar taps, low level back-to-wall WC, full tiling around bath and tiled splashback for vanity unit and WC cistern unit, recessed ceiling lighting, ceiling extractor fan, GCH radiator, carpeted flooring.

OUTSIDE

Roof Terrace

35'11" x 14' 1" (10.96m x 4.30m) An amazing and very unique 35' west facing sunny roof terrace with roof top and partial

sea views.

FURTHER INFORMATION

Tenure

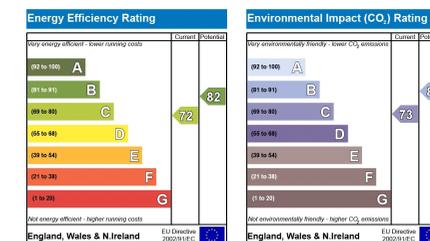
Share of freehold.

Service Charge

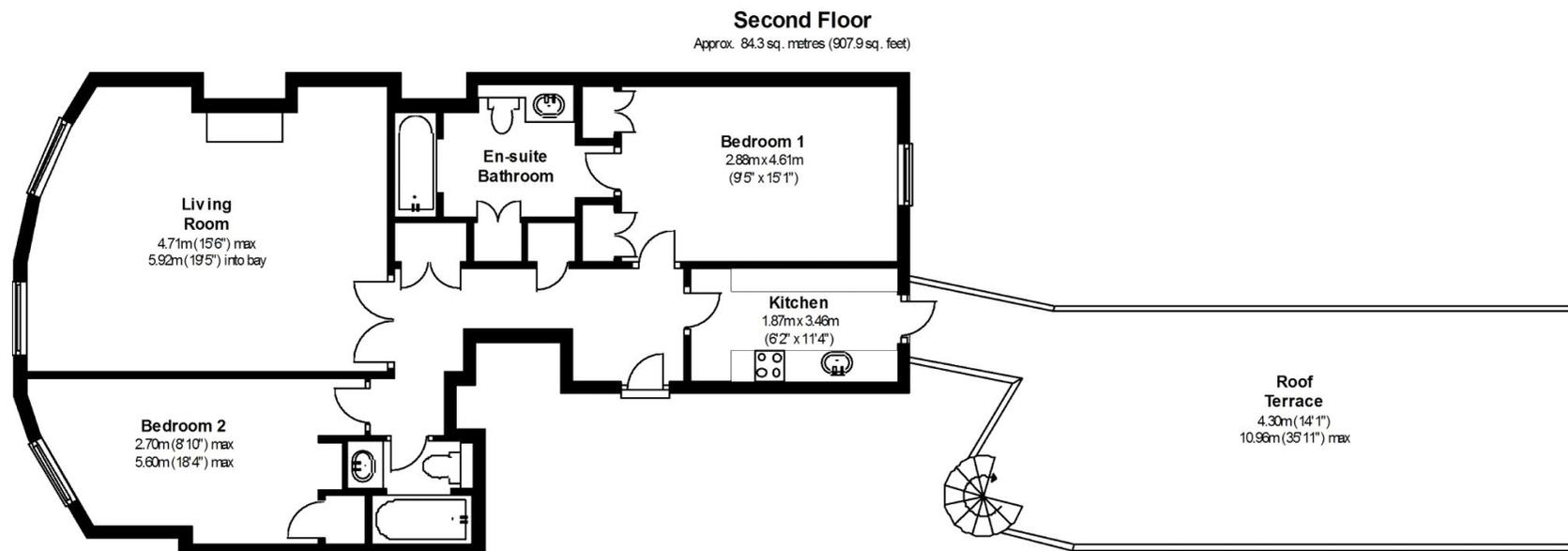
We understand the service charge to be approximately £2455.00 per annum.

Total Area:

Approximately 84.3 sq. metres (907.9 sq. feet).



FLOOR PLANS



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