PHILLIPS & STILL

# Brunswick Terrace, Hove

£350,000





- **An Incredibly Spacious & Beautifully Presented Grade II Listed Lower Ground Floor Regency Conversion**
- **Two Double Bedrooms**
- **Huge Open Plan Lounge / Diner With Refitted Kitchen & Central Island**
- **Refitted Bathroom, Share of Freehold & No Chain**

# Brunswick Terrace, Hove, BN3 1HL



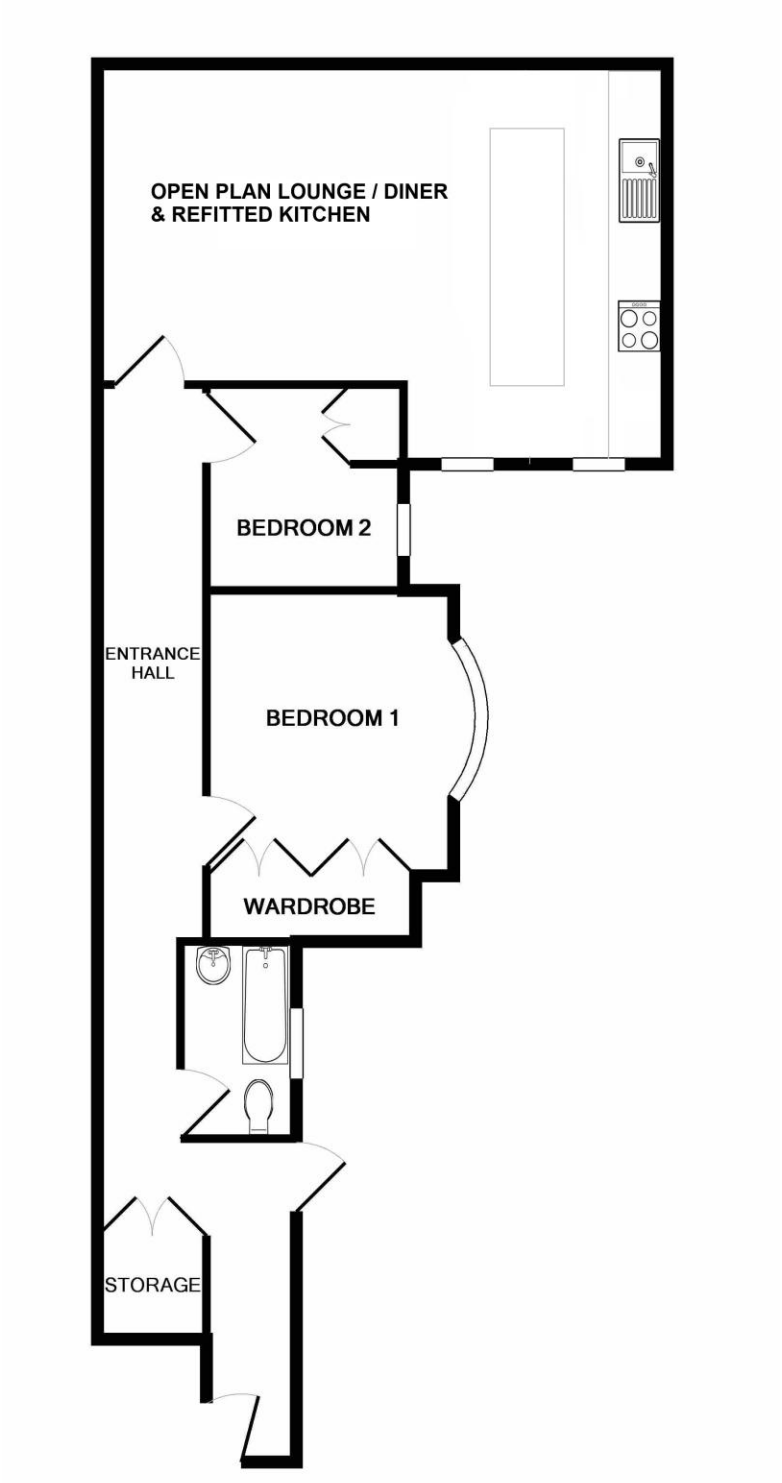
Situated in the Brunswick town conservation area, this seafront apartment enjoys a prime location. Local amenities are conveniently located just a stone's throw away on Western Road ensuring that residents have easy access to shops, restaurants, coffee shops and a wealth of other services. Furthermore Hove promenade is just across the road offering a beautiful beachfront area for leisurely walks and relaxation!

The apartment has been refurbished to a very high & stylish standard boasting high ceilings and an extremely spacious entrance hall adding to the overall sense of space and grandeur. Original features have been preserved and the floor to ceiling windows add character and charm to the property with these unique touches adding to the sense of history and elegance of Brunswick Terrace.

Positioned peacefully at the rear of the building, accommodation comprises of entrance hall where there is plenty of space for a home office / study area, refitted shower room, two double bedrooms and a spectacular open plan lounge / diner with refitted kitchen area & central island. There is a great amount of built-in storage, a share of the Freehold and no onward chain. You will also be dazzled by the communal entrance hall of the building itself with its stained glass windows and period features, coving and cornicing. Viewings are highly recommended!








TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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# Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL
With built-in storage

REFITTED SHOWER ROOM

BAY FRONTED BEDROOM ONE
10' 10" x 10' 10" (3.3m x 3.3m)
With built-in wardrobes

BEDROOM TWO
7' 10" x 7' 6" (2.39m x 2.29m)
With built-in wardrobes

OPEN PLAN LOUNGE / DINER
21' 10" x 15' 3" (6.65m x 4.65m)

REFITTED KITCHEN AREA
With central island





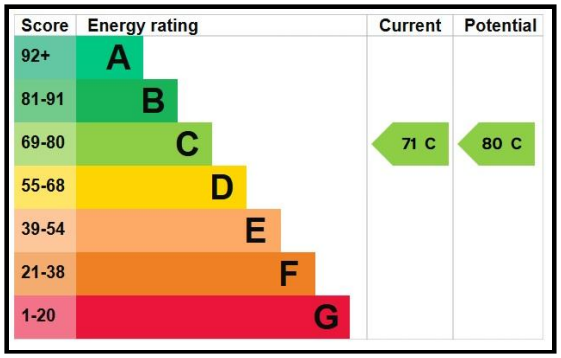




## What to do next

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.




## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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
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.


**Phillips & Still**

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

**www.phillipsandstill.co.uk**