

## 40 Brunswick Terrace

Hove BN3 1HA

Offers in Excess of £450,000

- FRONT PATIO AREA
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- REAR PATIO
- PRIVATE STREET ENTRANCE
- SEAFRONT LOCATION

Whitlock and Heaps are pleased to bring to market this excellent two double bedroom patio apartment being situated in this most desirable seafront location and forming part of this stunning Regency property. Offered to market in excellent condition with a modern kitchen opening onto the living/dining room. The property features front and rear patio areas and benefits from a private street entrance. Local cafe's, eateries and shopping facilities are all within easy reach.

### PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Two fitted cupboards, radiator.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, integrated fridge/freezer and dishwasher, space for washing machine, tiled splashback, opening to living room.

**LIVING/DINING ROOM** South facing with two sash windows, radiator.

**BEDROOM 1** Window and door to patio, two radiators.

**BEDROOM 2** Cupboard housing gas fired boiler, radiator.

**SHOWER ROOM** Comprising walk in shower with tiled surround, wash hand basin with drawer under, low level w.c, part tiled walls, heated ladder style towel rail.

### OUTSIDE

Front and Rear patios.

### OUTGOINGS

New Lease upon completion of sale.

Service charge £1251.37

Reserve fund £212.25

Total payable £1513.62 half yearly

Council Tax Band D (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

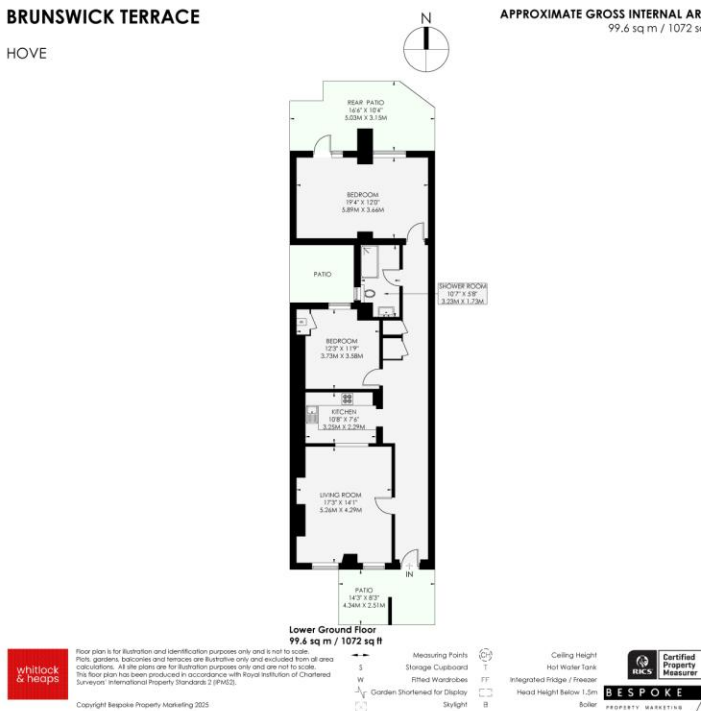
We advise that you check this information, we will not be held

responsible if the council tax band differs when occupying the property.

### BRUNSWICK TERRACE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
99.6 sq m / 1072 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Portslade Branch**  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

**Hove Branch**  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.