

Flat 3, 48 Brunswick Place, Hove BN3 1NB

Asking Price Of £310,000

- WEST FACING LIVING/DINING ROOM
- BALCONY
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- RETENTION OF PERIOD FEATURES
- EXCELLENT LOCATION
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to present to market this one double bedroom flat forming part of the first floor of this period building. This flat boasts high ceilings and the retention of many period features with the west facing living/dining room being the focal point of the property with floor to ceiling sash windows and balcony.

This property is located just off Western Road with its wide array of shopping facilities, eateries and cafés. Hove seafront is a short walk away and benefitting from being close to Brighton mainline train station. Bus routes operate locally making public transport throughout the city easy as well as being a short drive from the A27 slip road.

The property is brought to market with no onward chain.

ENTRANCE HALL Cupboard housing stock cock, telecom. Doors to all rooms.

KITCHEN Stainless steel single bowl sink unit with vinyl work surfaces and cupboards below with matching eye-level cupboards, 'Cooke & Lewis' 4-ring electric hob with oven below and extractor above, tiled splashback, integrated fridge and washing machine, sash door to Westerly aspect balcony with sea views.

LIVING ROOM Built-in cupboards, feature fireplace, coving, high ceilings, electric radiator, sash door to west facing Balcony.

BEDROOM Cupboard housing water tank, separate cupboard for wardrobe space, electric radiator, coving, sash window.

BATHROOM Part tiled. White bathroom suite comprising bath with shower over, pedestal wash-hand basin and low level w.c. Heated towel rail, extractor fan.

OUTGOINGS

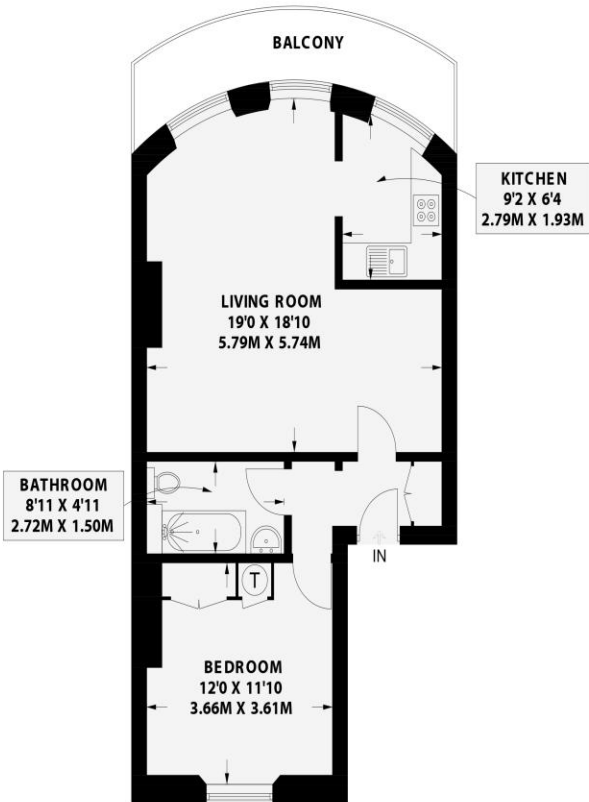
Lease: 141.9 years remaining
Maintenance: £900.00 per half year
Peppercorn Ground Rent

Council Tax Band B (taken from 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 PLACE

HOVE

APPROXIMATE GROSS INTERNAL AREA
570 sq ft / 53.0 sq m



First Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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