



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

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

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