

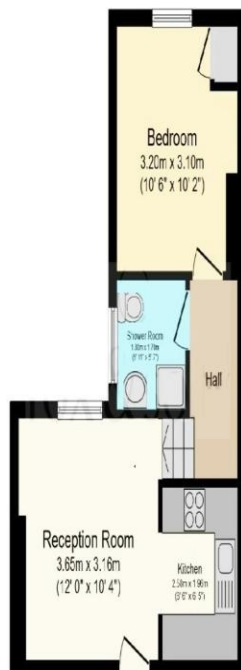


PHILLIPS & STILL

BRUNSWICK ROAD, HOVE

GUIDE PRICE £190,000 - £200,000





Whether looking to buy your first home, weekend 'pied-a-terre' or rental investment, this delightful home is sure to tick all your boxes and much more!

Let's start with the location it's fantastically central, yet well and truly off the tourist and commercial track. Perfect for commuting and just moments from Brighton station, the seafront, Lanes, and the trendy Seven Dials.

This one bedroom flat is well presented and arranged over a split level within a charming grade II listed building, the property is also being sold with a share of the freehold and onward chain

FIRST FLOOR

ENTRANCE HALL

LOUNGE

12' 0" x 10' 4" (3.66m x 3.15m)

KITCHEN AREA

8' 6" x 6' 5" (2.59m x 1.96m)

BEDROOM

10' 6" x 10' 2" (3.2m x 3.1m)

SHOWER ROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

