

Flat 2, 38 Brunswick Square

Hove BN3 1EE

Asking Price Of £160,000
Share of Freehold

- ELEGANT PERIOD BUILDING
- SEPARATE KITCHEN
- SOUGHT AFTER AREA
- CLOSE PROXIMITY TO SHOPPING FACILITIES
- CLOSE TO SEAFRONT
- NO ONWARD CHAIN
- GROUND FLOOR
- IN NEED OF MODERNISATION

Whitlock & Heaps are delighted to present to market this ground floor studio flat forming part of the ground floor of this elegant period building. Boasting a separate kitchen, a good size studio room and no onward chain.

Situated in this desirable position, you are located close to Church Road which its vast array of shopping facilities, eateries and cafés. Brunswick Square Gardens is on your doorstep as well as Hove seafront being a short distance away. Bus routes operate locally making public transport throughout the city simple.

ENTRANCE HALL Electric radiator, understairs storage, electrics.

STUDIO Sash window door onto fire escape, dual aspect sash windows, electric radiator.

KITCHEN Vinyl work surfaces with cupboards below and match eye level cupboards. Stainless steel sink with mixer tap and drainer, four ring Lamona hob. Space for fridge, space for slim line dishwasher, window to side, electric radiator.

WC sash window, vanity wash hand basin, low level wc, stopcock, water meter.

BATHROOM Comprising panelled bath with shower over, wash hand basin, window.

OUTGOINGS

Share of freehold

Service charge: Approx £500 per half year

Reserve fund: Approx £250 per half year

Council Tax Band A (taken from www.brighton-hove.gov.uk/council-tax).

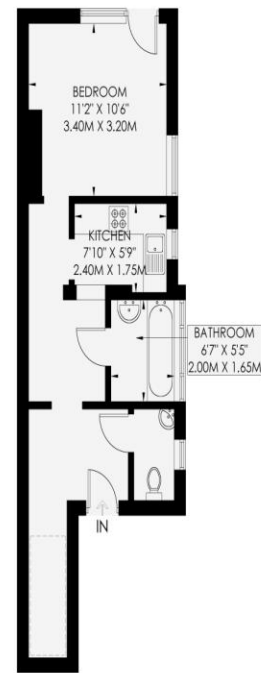
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

BRUNSWICK SQUARE

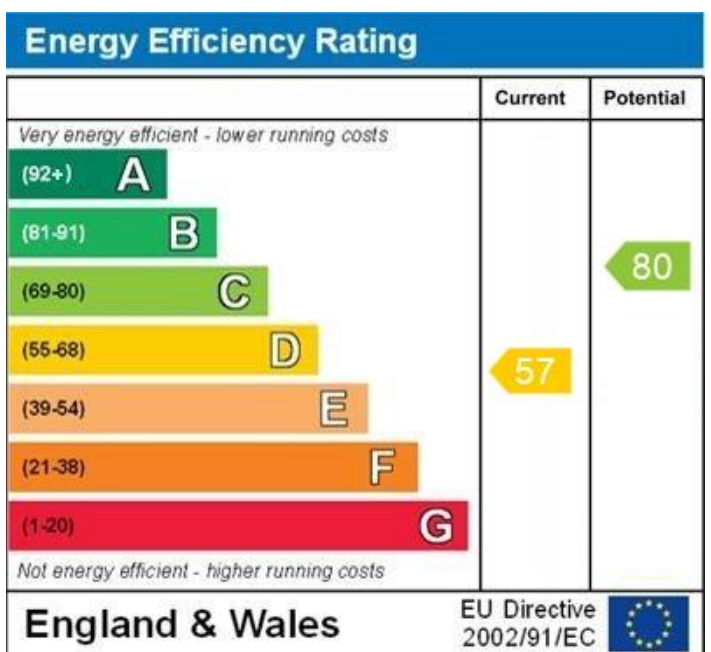
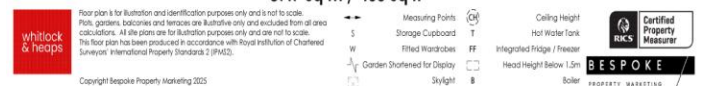
HOVE

APPROXIMATE GROSS INTERNAL AREA
37.7 sq m / 405 sq ft

INCLUDING LIMITED USE AREA OF
2.4 sq m / 25 sq ft



Ground Floor
37.7 sq m / 405 sq ft



WWW.EPC4U.COM

65 Sackville Road, Hove BN3 3WE
sales@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.