



**hamlyn
smith.**

Brunswick Place, Hove, BN3 1NA

Guide Price
£450,000 - £500,000

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 3 Bedrooms

 1 Reception

 2 Bathrooms

A stylish top-floor apartment with sea views, in a Grade II listed building in the Brunswick Town Conservation area. Two double bedrooms, two bathrooms and a study. Share of Freehold. No onward chain.

- Three bedroom apartment
- Regency listed building
- Central Hove location
- Sea views
- Top floor
- Share of freehold





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 50 Goldstone Villas, Hove, BN3 3RS

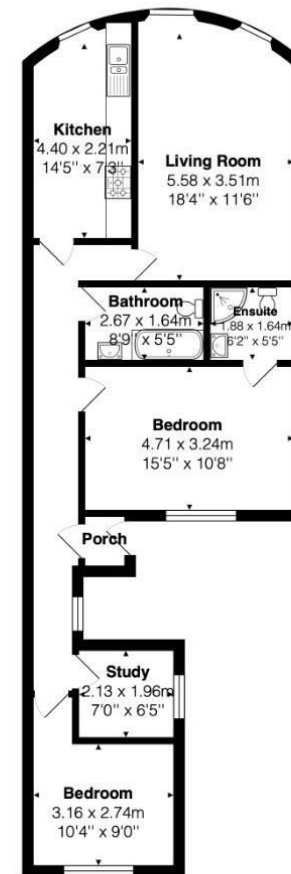
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 hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to present for sale this beautiful two double bedroom apartment with a third office/study room. Brunswick Place is directly north of Brunswick Square and the public gardens. You will be living close enough to the beach to enjoy sea views and what is more, you are in the heart of Hove. On Western Road, there is a choice of restaurants, pubs, cafés and independent retailers, and you can stroll into central Brighton or jump onto one of many buses to another part of the city. Spacious and light, this stylish home is on the top floor of a Regency townhouse, and from the living room and the kitchen you look out to the southwest, where you will be able to watch spectacular sunsets from the comfort of your own home. Or wander down to the beach of course, which is only moments away. The living room is a great size and has plenty of room for both relaxation and dining; it is adjacent to the kitchen which is beautifully fitted with cream units and a solid wood counter and breakfast bar. Above the counter are herringbone ceramic tiles. There is a five-burner gas hob and an electric oven. All appliances are being left by the owner and these include an integrated Hotpoint dishwasher, integrated fridge freezer and a Bosch washing machine. The bedrooms and bathrooms are arranged at the rear of the property, off a long corridor that has solid wooden floors. The solid wood flooring also continues into the kitchen. The master bedroom overlooks the rear gardens and St Patricks Church. This makes for a private space with no residential windows looking back over towards the apartment. This bedroom also benefits from an ensuite shower room. The main bathroom is off the hallway and has a modern white suite with a shower over the bath and ceramic floor tiles. Continuing down the hall you come to the study which has a window to the side, and finally to a pretty double bedroom with the feature of a curved wall. A mature tree standing in the garden below makes for a lovely outlook from the rear window.

The owner has made many improvements of note. The sash window in the kitchen is new, there is also a good extractor system for the kitchen and the bathroom which is vented to the roof above. The Vaillant central heating boiler is still under guarantee. There is a loft ladder to the loft space which is suitable for storage and has a Velux window. In addition to these improvements in the flat, the building itself is being well cared for, with recent work having been done to decorate externally and to replace the roof. Decoration of the internal communal areas is beginning imminently.

Transport opportunities are excellent. Both Brighton and Hove train stations are within walking distance or can be reached by bus. There are over ten different bus routes that run down Western road, and Brunswick Place also has a taxi rank.



Top Floor
Area: 82.9 m² ... 892 ft²

