





Located on highly sought after Brunswick Terrace, Hove, this splendid modern flat offers a delightful blend of classic elegance and modern comfort. Spanning an impressive 1,248 square feet, the property boasts a spacious Southerly aspect open plan lounge/kitchen with sun room with stunning beach and coastal views, perfect for entertaining guests or enjoying quiet evenings at home.

The flat features two bedrooms, providing ample space for relaxation and rest. Each of the two shower rooms are designed with convenience in mind, ensuring that both residents and visitors can enjoy privacy and comfort.

The location is ideal, offering easy access to the vibrant local community, with shops, cafes, restaurants and the beautiful seafront just a short stroll away.

This property is perfect for those seeking a stylish home in a sought-after area, combining the best of Hove's coastal lifestyle with the elegance of period architecture. Whether you are looking to buy or rent, this flat presents an exceptional opportunity to enjoy all that Hove has to offer.

- UNIQUE PENTHOUSE APARTMENT
- STUNNING SEA AND COASTAL VIEWS
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- SPACIOUS OPEN PLAN LIVING ROOM
- 23' x 7'2 SOUTH/EAST/WEST ASPECT SUN ROOM
- MODERN FITTED KITCHEN
- TWO BEDROOMS, TWO SHOWER ROOMS
- SHARE OF FREEHOLD
- PASSENGER LIFT





FOURTH (TOP) FLOOR

ENTRANCE HALL

East aspect double glazed window, skylight, entry phone system, cupboard housing electric trips, Oak flooring, upright radiator.

BEDROOM 2

West aspect window with secondary glazing, recessed downlighting, upright radiator.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wall hung wash hand basin with mixer tap, mirror fronted medicine cabinet over, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, skylight.

LOUNGE PLAN LOUNGE/KITCHEN

Recessed downlighting, double sided living flame fire, range of cupboards and shelving, Oak flooring, two radiators, steps up to:

SUN ROOM

Measuring 23'4 x 7'3.

Triple aspect room with (South, East and West) double glazed sliding picture windows and glass roof giving stunning panoramic sea and coastal views, solid oak veneered wooden flooring, three concealed radiators.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite worktops, tiled splashbacks, island unit with granite worktop, wine fridge and cupboards under, three pendant lights over, electric oven, microwave oven, electric hob, washing machine, dishwasher, space for fridge/freezer, recessed downlighting, Oak flooring, two floor to ceiling mirrors reflecting the view.

INNER HALL

Wardrobe.

BEDROOM 1

Sash window with secondary glazing, wardrobe with sliding mirror fronted doors, recessed downlighting, radiator.

EN SUITE SHOER ROOM

Full width shower cubicle with fixed and flexible hose shower heads, wash hand basin with wall mounted mixer tap and drawers under, mirror fronted medicine cabinet, low level WC with concealed cistern, part tiled walls, tiled floor, towel rail, internal window, skylight.

EXTERNAL

BASEMENT

STORE ROOM

Measuring 7' x 5' plus additional wardrobe.

ADDITIONAL INFORMATION

Lease - Share of Freehold - 979 years approximately remaining

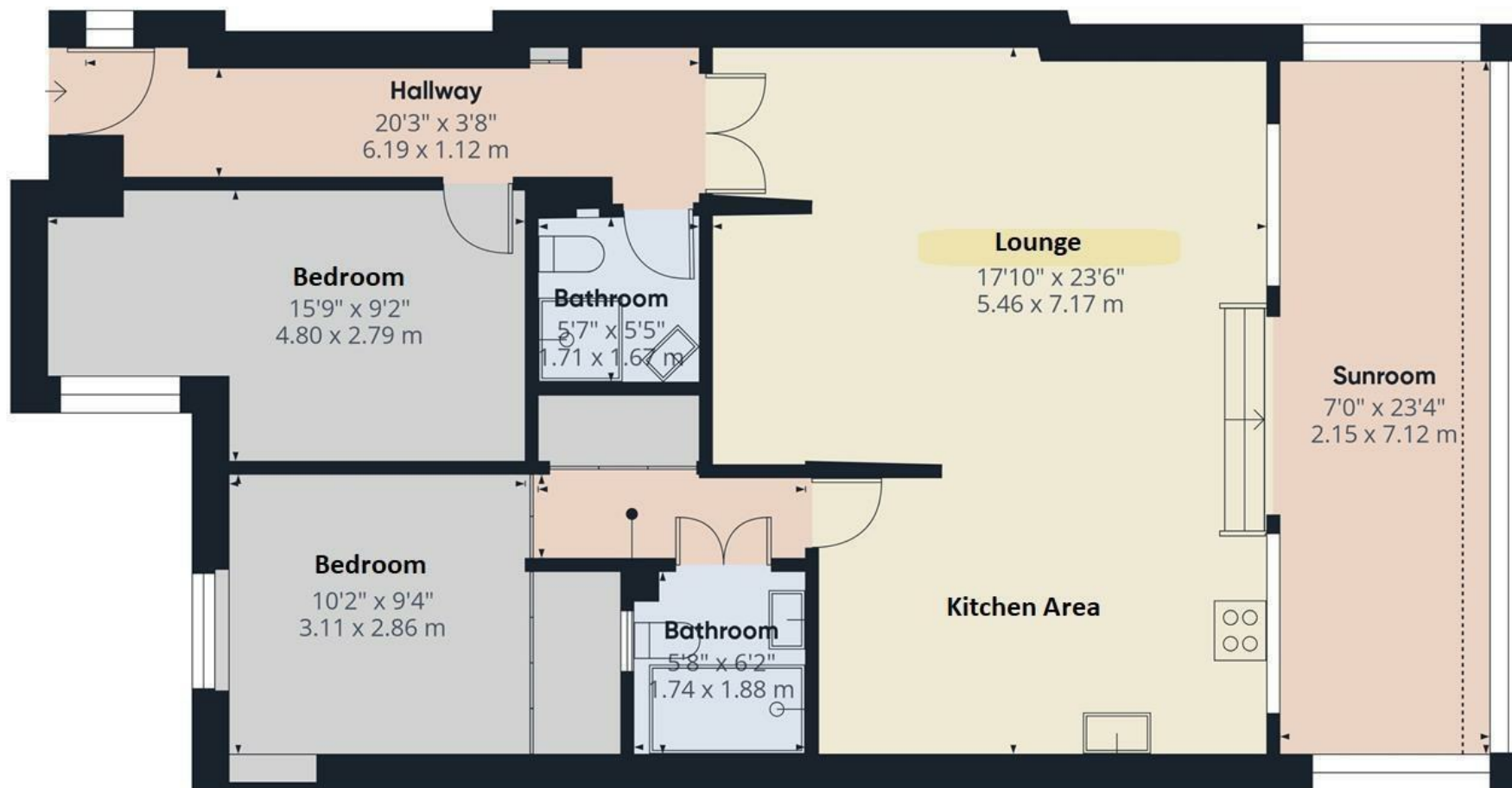
Maintenance - % of outgoings - Average £300-£400 per month

Ground Rent - £0

Council Tax Band E - £3,001.52







Hallway
8'9" x 2'11"
2.68 x 0.90 m



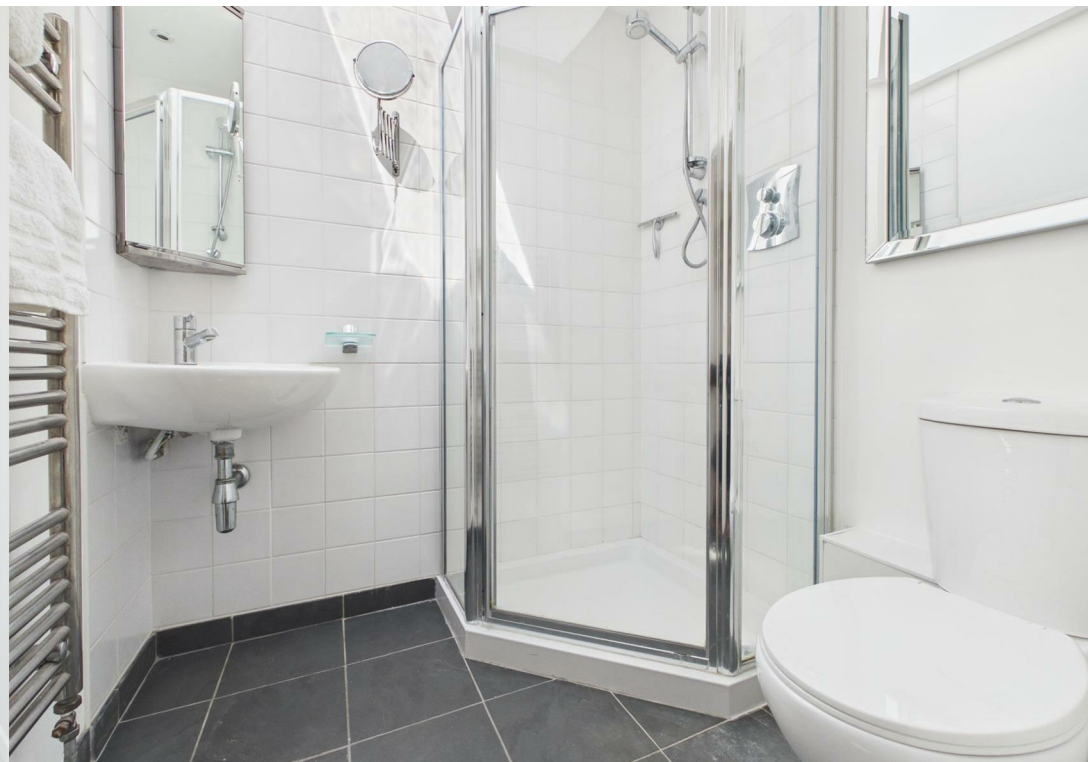
(1) Excluding balconies and terraces

Reduced headroom

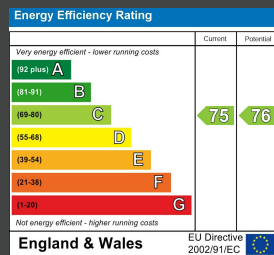
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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