



Brunswick Street West, Hove, BN3 1EL
Offers Over £800,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Brunswick Street West, Hove, BN3 1EL

Offers Over £800,000

A stunning two-bedroom townhouse, positioned in a sought-after cul-de-sac just moments from a range of local amenities, including Hove seafront. Offered for sale in excellent decorative order throughout, this is a beautifully presented home and early and internal viewing is highly recommended.





Further Information

Arranged over three floors and finished in a modern, contemporary style, the accommodation is both stylish and well thought out. The property is entered via an impressive split-level entrance hall, with stairs rising to a superb kitchen/dining room featuring large south-facing windows that flood the space with natural light, alongside a quality fitted kitchen with integrated appliances. A further staircase leads to the first floor where there are two generous double bedrooms, one benefitting from a large en suite bathroom, as well as a separate modern shower room. The lower ground floor provides an excellent living area with ample storage and a separate cloakroom, creating a versatile and practical layout. This secluded part of Brunswick Street West has recently been block paved, allowing convenient parking directly outside the front door (currently used as a patio area).

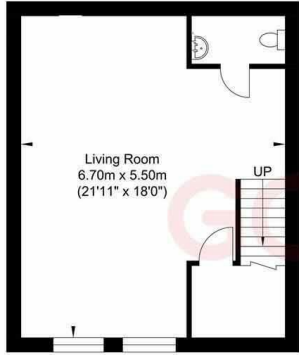
The property is leasehold and is sold with a 999-year lease from 2009. There is no ground rent or maintenance charges, with only building insurance of £550 p/a payable.

Brunswick Street West is a well-regarded Hove address set just behind the seafront, perfectly placed for day-to-day convenience. The beach is at the end of the road, with the independent shops, cafés and restaurants of Church Road all within easy reach. Hove Lawns and the promenade are moments away, while regular bus routes and nearby Hove Station provide straightforward links into Brighton and beyond. It's a central yet tucked-away spot that makes the most of everything this part of town has to offer.

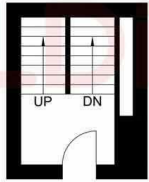


GOLDIN LEMCKE

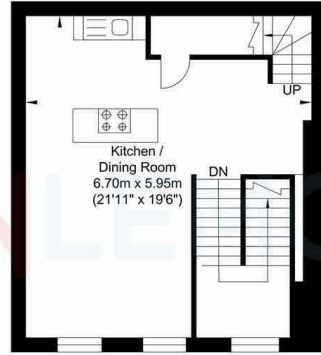
01273 777123
GOLDINLEMCKE.COM



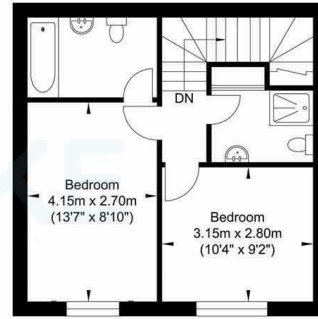
Lower Ground Floor
Approximate Floor Area
396.65 sq ft
(36.85 sq m)



Ground Floor
Approximate Floor Area
76.96 sq ft
(7.15 sq m)



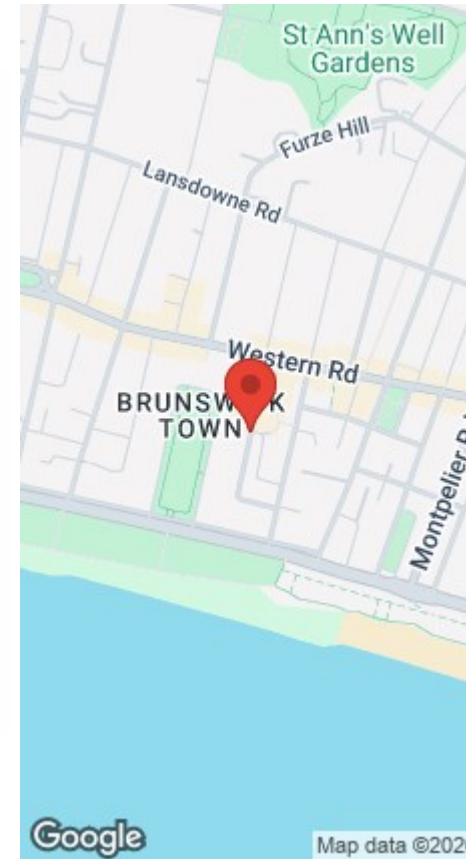
First Floor
Approximate Floor Area
429.15 sq ft
(39.87 sq m)



Second Floor
Approximate Floor Area
379.10 sq ft
(35.22 sq m)

Approximate Gross Internal Area = 119.09 sq m / 1281.87 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.
Copyright GDImpact 2019



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002