



Brunswick Square, Hove, BN3 1EF
£500,000 - £550,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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An outstanding three-bedroom flat, occupying part of the raised ground floor of a stunning Grade I listed period building, ideally positioned in one of Hove's most prestigious squares, just moments from the seafront. Beautifully presented throughout, the property benefits from high ceilings, a wealth of period features, and a share of freehold.





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Further Information

The accommodation centres around a superb east-facing open plan lounge/kitchen/dining room, filled with natural light and showcasing elegant details including ceiling cornicing and a feature fireplace with gas log burner. The kitchen is modern and well-equipped, offering ample storage and integrated appliances.

There is a stylish bathroom featuring a freestanding roll top bath and a separate shower cubicle, along with two well-proportioned bedrooms with built-in storage, and a further bedroom/study. Additional storage is available via a large cupboard above the hallway.

Offered in excellent decorative order throughout, early internal viewing is strongly recommended to fully appreciate everything this property has to offer.

Brunswick Square is one of Hove's most well-known seafront addresses, set between the promenade and a great mix of cafés, restaurants and everyday amenities. The square itself has well-kept communal gardens for residents, while the beach is quite literally on your doorstep. Church Road is just around the corner for shops and transport links, and Hove station is within easy reach, making it a convenient spot whether you're heading into Brighton or further afield. It's a location that balances period architecture with a genuinely practical day-to-day lifestyle.



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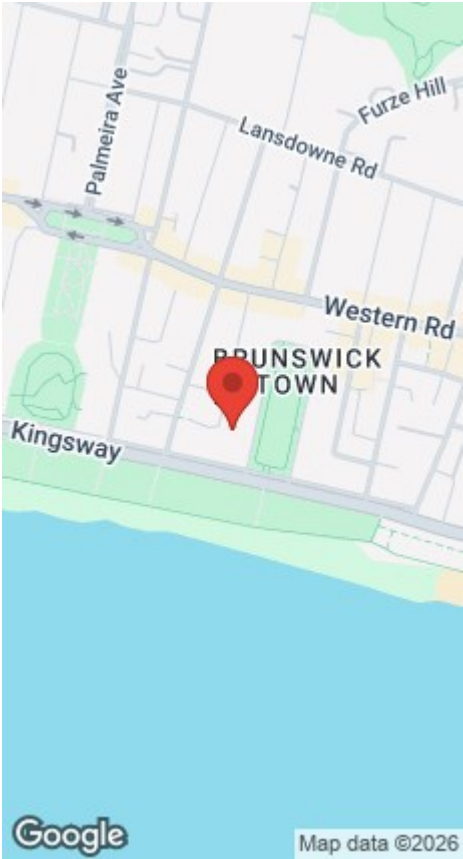


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Approximate Floor Area = 111.7 sq m / 1202 sq ft



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

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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.