



32B Brunswick Square

Hove BN3 1ED

Guide Price £500,000 - £550,000

- PRESTIGIOUS LOCATION OPPOSITE HOVE
SEAFRONT
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- KITCHEN
- LIVING AREA
- DINING AREA
- TWO PRIVATE PATIOS

A stunning patio apartment set within this attractive Regency building, offering versatile three double bedroom accommodation in a highly desirable location.

This beautifully presented home features a spacious layout, including a modern kitchen and a separate yet open plan dining and living area, enhanced by a pitched glass roof that floods the space with natural light. The property also benefits from an ensuite shower room and well-proportioned bedrooms throughout.

A standout feature is the two private patios, perfect for outdoor dining or relaxing, along with access to a communal front patio. The apartment is offered with a share in the freehold and no onward chain, making it an ideal purchase for a smooth and straightforward move.

Located in the highly sought-after Brunswick Square, residents enjoy access to the gardens, while being just a few minutes' walk from Hove Lawns and the seafront. A wide selection of local shops, cafés, eateries, and restaurants are all within easy reach, adding to the appeal of this exceptional home.

DOOR TO COMMUNAL HALLWAY

DOOR TO FLAT

SPACIOUS HALLWAY/OFFICE Ideal area to be used as an office. Fitted cupboard, radiator.

KITCHEN Beautifully fitted kitchen incorporating 1 1/2 sink with mixer tap, granite work surface with cupboards and drawers under, 5 ring gas hob with extractor over, double oven, integrated fridge/freezer and dishwasher, corner carousel, radiator, sash window, door:

SIDE PATIO Paved with shed.

LIVING AREA With glass canopy roof, two radiators, cupboard housing hot water cylinder with linen shelving, doors to rear patio.

DINING AREA Two radiators with decorative covers, coving.

MASTER BEDROOM Modern open plan bedroom, two velux windows, radiator.

ENSUITE SHOWER Comprising walk in shower, sink, low level w.c., tiled walls and floor, heated ladder style towel rail.

BEDROOM 2 Fitted wardrobes, radiator, sash window.

BEDROOM 3 With Velux window, radiator.

SHOWER ROOM Comprising walk in shower, sink, low level w.c., ladder style towel rail, velux, tiled walls and floor.

OUTSIDE

REAR PATIO Patio with fitted cupboard, housing gas fired boiler and plumbing for washing machine and tumble dryer.

FURTHER COMMUNAL SEATING AREA TO FRONT OF BUILDING

Council Tax Band C (taken from the government website, 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.

OUTGOINGS

Share of Freehold

Lease 999 years from 2009

Maintenance 11.9% share of outgoings. For the past three years this has varied between £1,400 - £1,900 per annum.

BRUNSWICK SQUARE

APPROXIMATE GROSS INTERNAL AREA
115.7 sq m / 1245 sq ft

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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