

**ELLIOTTS**

*Working hard for you*



**8, 45, Brunswick Place, Hove, BN3 1ND**

**Price £180,000 Leasehold**

\*\*\* CASH PURCHASERS ONLY \*\*\*

Elliotts are delighted to offer this SECOND AND THIRD FLOOR DUPLEX apartment, located within the ICONIC BRUNSWICK CONSERVATION AREA in the HEART of CENTRAL HOVE with accommodation including LIVING/KITCHEN area, BEDROOM and SHOWER ROOM.

- Iconic Conservation Area
- Heart of Central Hove
- Set Over Two Floors
- Double Bedroom
- Living/Kitchen Area
- Shower Room
- Adjacent Western Road
- Close Proximity to Hove Seafront



**[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)**

2 Church Road, Hove, East Sussex, BN3 2FL

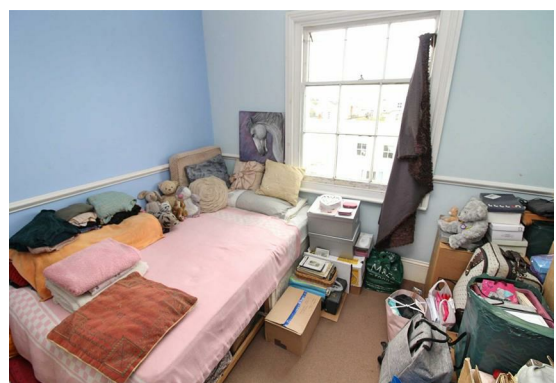
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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL



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#### CASH PURCHASERS ONLY

Elliotts are delighted to offer this second and third floor duplex apartment located within the famous Brunswick conservation area in the heart of Central Hove. Positioned adjacent to Western Road, the property sits within close proximity to many of the cities transport links, as well as being walking distance to the renowned Hove Seafront.

Accommodation is set over the second and third floors of the building, with the second floor comprising of an entrance hallway and living/kitchen area to the rear of the building, with a spiral staircase, which includes a handy storage cupboard underneath, leading to the third floor, comprising of a large double bedroom and shower room, containing WC and basin.



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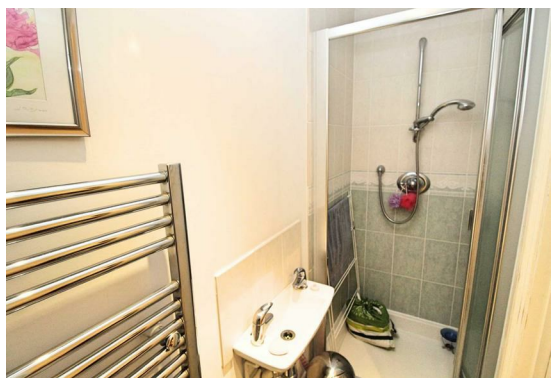
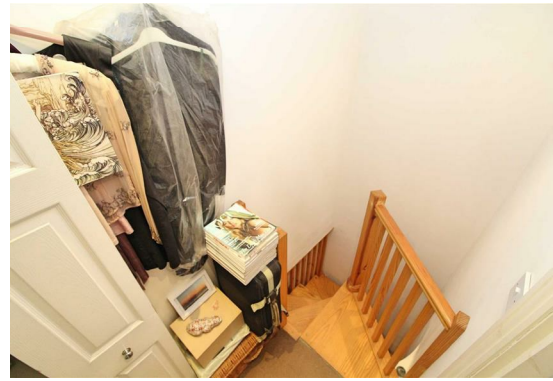
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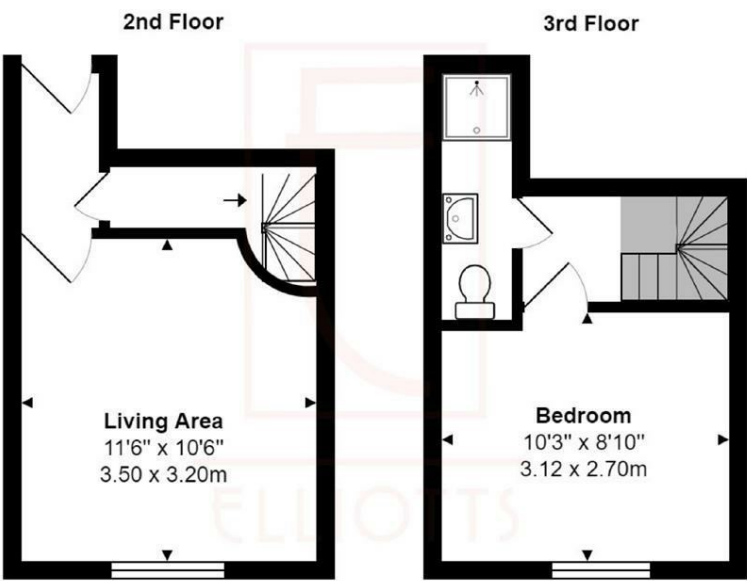
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8, 45 Brunswick Place



Total Area: 291 ft<sup>2</sup> ... 27.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	70
(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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