

ELLIOTTS



SCAN ME

**GFF, 29 Brunswick Place,
Guide Price £500,000**



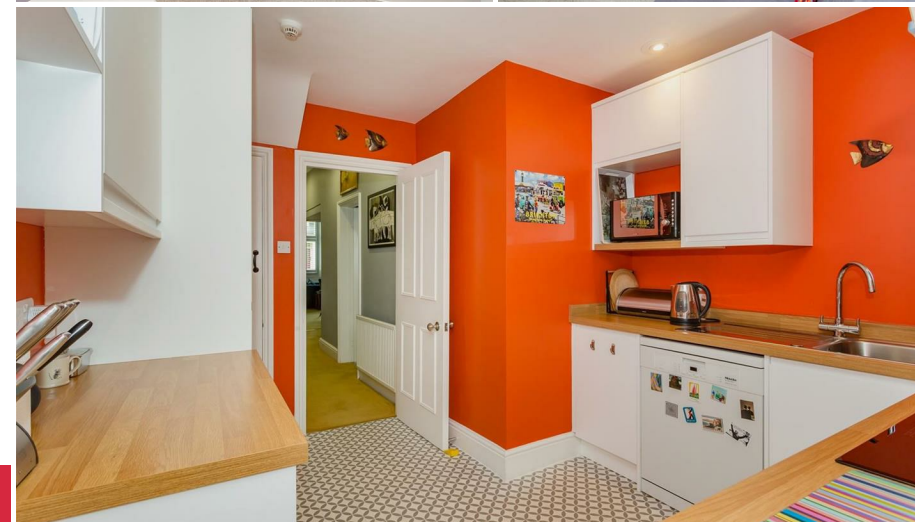


Guide Price £500,000

GFF, 29 Brunswick Place Hove, BN3 1ND

Elliotts are delighted to offer for sale this very well presented apartment which occupies the entire ground floor of this stunning Regency building, with the advantage of a superb West facing rear garden and total internal floor area of 82 Sq.Mt / 889 Sq.Ft.

Accommodation includes a feature period living room with an ornate marble fireplace and wooden shutters, a modern well fitted kitchen, along with a separate and useful utility area/WC. The main bedroom is superb size and had the excellent benefit of a large en-suite shower room, whilst bedroom two can be found to the very rear of the apartment and gives access to the rear garden.



- Feature West Facing Garden
- 82 Sq.Mt / 889 Sq.Ft.
- Two Bedrooms
- Utility Room / WC
- Highly Desirable Location

- Stunning Period Lounge
- Modern Kitchen
- Gas Central Heating
- Superbly Presented
- Share of Freehold



Brunswick Place is situated in this perfect city centre location and takes advantage of all that Brighton & Hove city centre has to offer, with its comprehensive and eclectic range of shops, restaurant and bars. A further advantage is that both Brighton & Hove mainline railway stations are less than one mile away, thus making this an ideal purchase for those that wish to commute.

Your property is situated on the ground floor of this impressive Regency building with a total floor area of 889 Sq. Ft meaning that it competes very well against similar properties currently on the market, especially so because of the fantastic West facing rear garden and lovely period features.

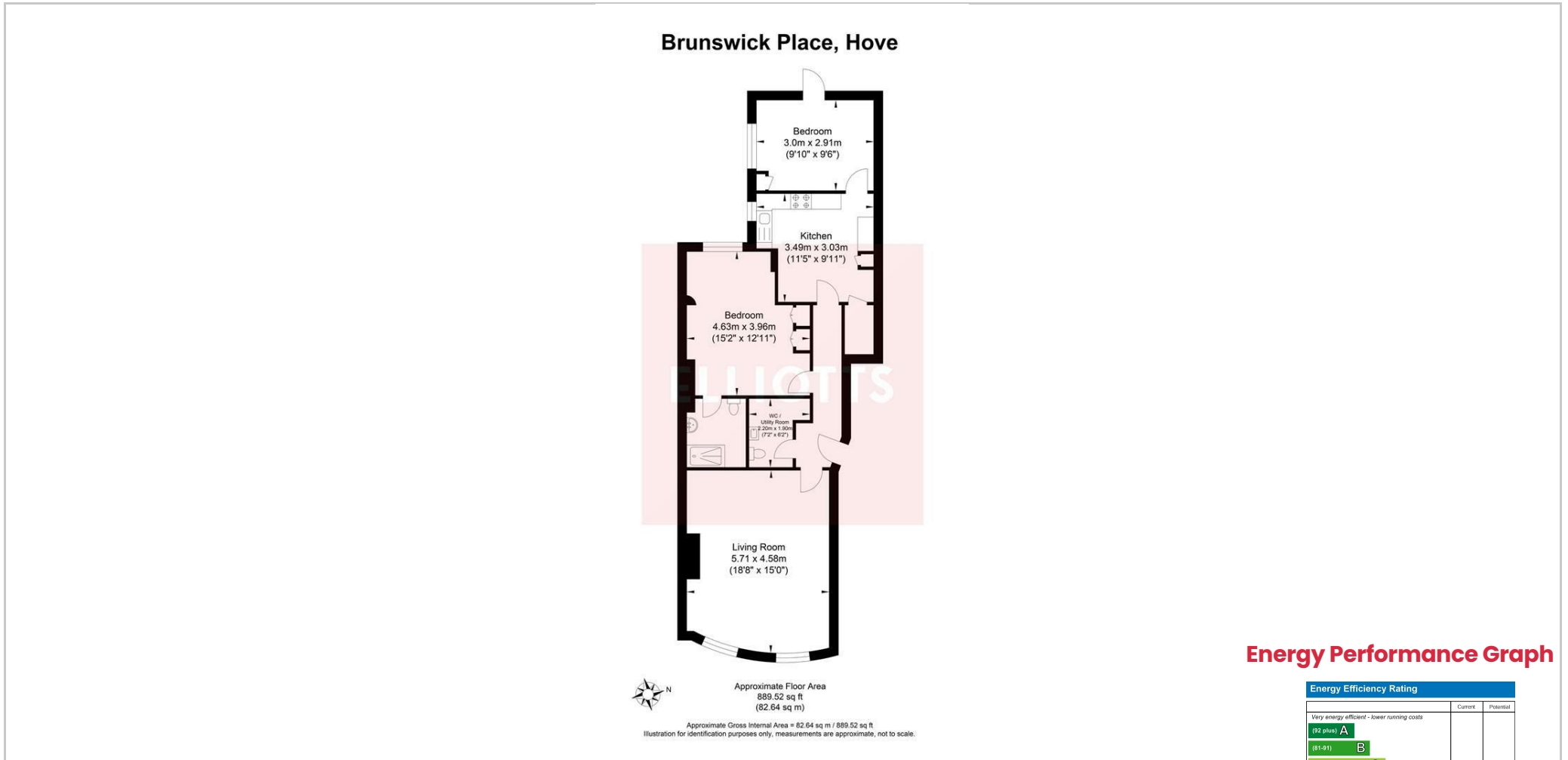
The accommodation in brief comprises; a stunning period lounge with feature high ceilings, marble fireplace and ornate mouldings. The kitchen has been very well finished and includes a comprehensive range of units and built-in appliances.

There are two bedrooms, both of which are good sizes with the main bedroom having a large en-suite shower. A further advantage is the useful utility room which also has a WC





Floorplan



Energy Performance Graph

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

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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