

ELLIOTTS

# 20a Brunswick Street West, Hove

Offers Over £325,000





# 20a Brunswick Street West, Hove, BN3 1EL

Elliotts are delighted to offer this lower ground floor patio flat, located to the side of this cobble fronted period building, tucked away, yet on the very doorstep of Hove City Centre shops and a few steps from Hove seafronts beaches and promenades.



- **Unique Brunswick Town Apartment**
- **22' Open-Plan Living Area**
- **Two Bedrooms**
- **Separate Shower Room**
- **Chain Free**

- **885 Sq.Ft / 82 Sq.Mt**
- **Newly Fitted Kitchen**
- **EN-Suite Shower Room/WC**
- **Front Patio Area**
- **Gated Entrance**



This recently renovated two-bedroom flat, impeccably presented, provides a contemporary and chic living environment. Upon entry, an open-plan kitchen lounge welcomes you, fostering a seamless connection throughout the entire residence. The kitchen boasts modern appliances and sleek cabinetry, delivering both ample storage and workspace.

Featuring a lavish shower room with high-quality fixtures, the flat also includes an en-suite bathroom connected to one of the bedrooms, ensuring convenience and privacy.

Security is a paramount consideration with secure gated entry, instilling peace of mind for residents. The property is offered without an onward chain, streamlining the buying process for a hassle-free experience.

Ideally located in central Hove, this flat offers convenient access to Brighton seafront, providing residents with the opportunity to embrace a vibrant coastal lifestyle. The proximity to various shops, restaurants, and entertainment options ensures there is always something to explore and enjoy in the vicinity.

In summary, this flat represents an outstanding opportunity for those seeking a modern and elegant living space in a highly sought-after location. Whether for a first-time purchase or investment, this property is a remarkable prospect not to be overlooked.





## Floorplan

Approximate Gross Internal Area = 82.22 sq m / 885.0 sq. ft



**Brunswick Street West**

Ground Floor  
Approximate Floor Area  
885.0 sq. ft (82.22 sq. m)

## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	55	
(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.

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

Tel: 01273 773399 Email: [mail@elliottsestateagents.co.uk](mailto:mail@elliottsestateagents.co.uk) Website: [www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)