

ELLIOTTS

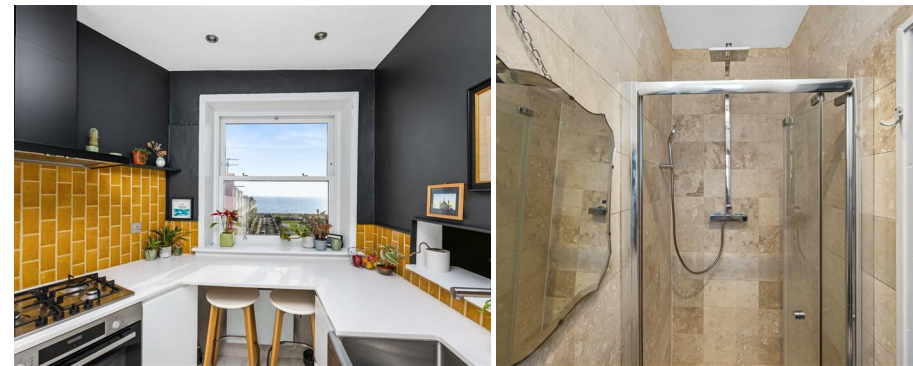
Flat 4, 27 Brunswick Square, Hove Offers Over £535,000 Share of Freehold





4, 27 Brunswick Square Hove, BN3 1EJ

ELLIOTTS are delighted to offer this SPACIOUS TOP FLOOR period apartment, occupying one of the best locations in this PRETIGIOUS GRADE I LISTED SEAFRONT SQUARE, facing south and with STUNNING VIEWS down the Square itself to the sea, GOOD SIZED ACCOMODATION extending to around 93 square metres/c1000 square feet, nicely presented and perfectly positioned just a short walk into both Brighton & Hove City Centres and IMMEDIATELY ADJACENT to HOVE PROMENADE and SEAFRONT.



- Prestigious Seafront Square
- c93 Sq Mtrs/c1000 Sq Ft
- Feature 17' South Facing Living Room
- South Aspect With Views Directly To The Sea
- Impressive Communal Hallways/Stairwells

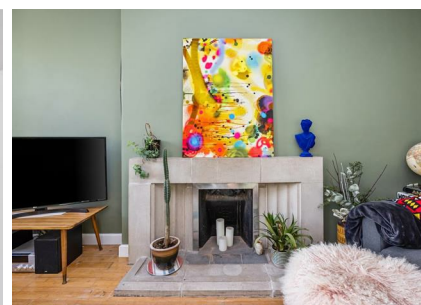
- Stunning Grade II Listed Building
- En-Suite Shower Room Plus Main Bathroom
- One Of The Best Locations In The Square
- Internal Bike Storage on the Ground Floor
- Separate Kitchen with Great Views



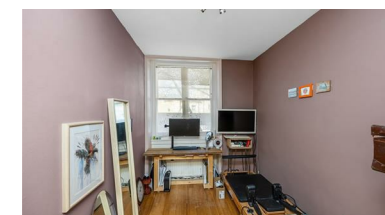
Brunswick Square is considered to be one of the City's most prestigious seafront squares, sitting on the cusp of the Brighton and Hove boundary, immediately adjacent to Hove Seafront, just a few steps from the seafront itself with its promenades, beaches and attractions. This particular flat has the further advantage of being at the top of the square, and therefore faces south with views extending down the eastern side of the square and across the formal centre gardens, straight down to the sea.

On the top floor, one of the first things to see are the impressive communal hallways and sweeping staircases which provide a favourable initial impression.

Accommodation extends to an impressive c93 metres/c1000 square feet with a good layout and ample storage, and which includes the bedrooms to the quieter rear section of the flat, with the large living room and kitchen to the front, making the most of the outlook. Quality new sash windows with double glazed panels have been added with enhanced draught proofing and in keeping with the listed building and its requirements.

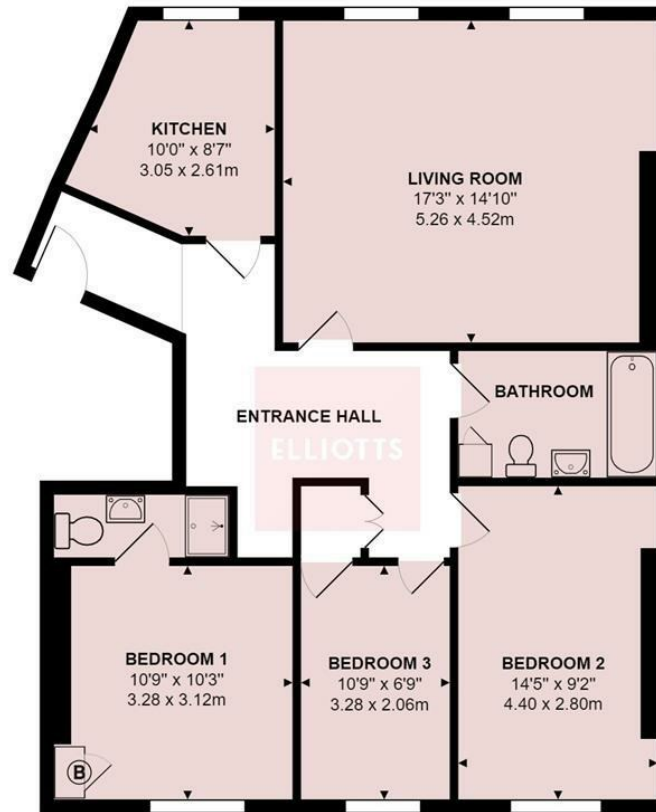


There are three bedrooms, with the main bedroom having its own en-suite shower, which is in addition to the main bathroom which has a modern suite and tiling. An impressive 17' front facing living room has ample space for both a big suite and dining table and chairs, and the separate kitchen has modern units and window overlooking the Square.





Floorplan



Total Area: 1001 ft² ... 93.0 m²

All measurements are approximate and for display purposes only

Viewing

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

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 | |

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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