



## Brunswick Street East, Hove

Guide Price  
£450,000  
Freehold

- TWO BEDROOM FLAT
- STUNNING HIGH CEILINGS
- OWN STREET ENTRANCE
- TWO COURTYARDS
- VENDOR SUITED
- LARGE OPEN PLANNED KITCHEN / LOUNGE

Robert Luff & Co are delighted to bring to market this unique two bedroom flat situated in the heart of Hove. Brunswick Street East is privately tucked away between Brunswick Square and Lower Market Street and is only a short distance from a variety of shops, local cafes and restaurants as well as a short distance to Hove Lawns and the beach. Local buses link Hove to central Brighton for further shopping amenities. At the end of the road is Western Road which has many restaurants, cafes and shops catering for everyday needs. Brighton station is 1.2 miles with fast and direct trains to London and Gatwick Airport.

Accommodation offers ; Two double bedrooms, open planned kitchen / lounge and a family bathroom. Other benefits include; Vendor suited, two private courtyards and your own street entrance.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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## Accommodation

### Entrance Hall

Stairs down leading to the hallway / utility

### Hallway / Utility

Dishwasher, washing machine, space for washing machine, storage and with doors leading to;

**Open Planned Living Space 19'5" x 14'1"**  
(5.93m x 4.30m)

### Kitchen Area

Refurbished in 2020, tiled flooring, Bosch oven, a mixture of wall and base units set under a quartz worktop, sink with mixer tap, combination boiler, double glazed window, gas hob

### Lounge Area

Solid Oak wood flooring, two sliding doors leading to two private courtyards, wall mounted radiator, vaulted ceiling with two Velux windows

### Bedroom One 15'8" x 11'5" (4.78m x 3.48m)

Carpet flooring, wall mounted radiator, double glazed window, double glazed door leading to courtyard

### Bedroom Two 16'1" x 10'11" (4.91m x 3.34m)

Carpet flooring, wall mounted radiator, double glazed leading to courtyard, built in wardrobe

### Bathroom

Tiled flooring, vanity wash hand basin, Japanese bath with light fittings, jets and over head shower, WC, built in storage, wall mounted heated towel rail

### Outside

#### Two Private Courtyards

Tiled flooring, built in storage, West and North facing

### Agents Notes

Tenure: Freehold

Council Tax Band: A

EPC: TBC was previously a D

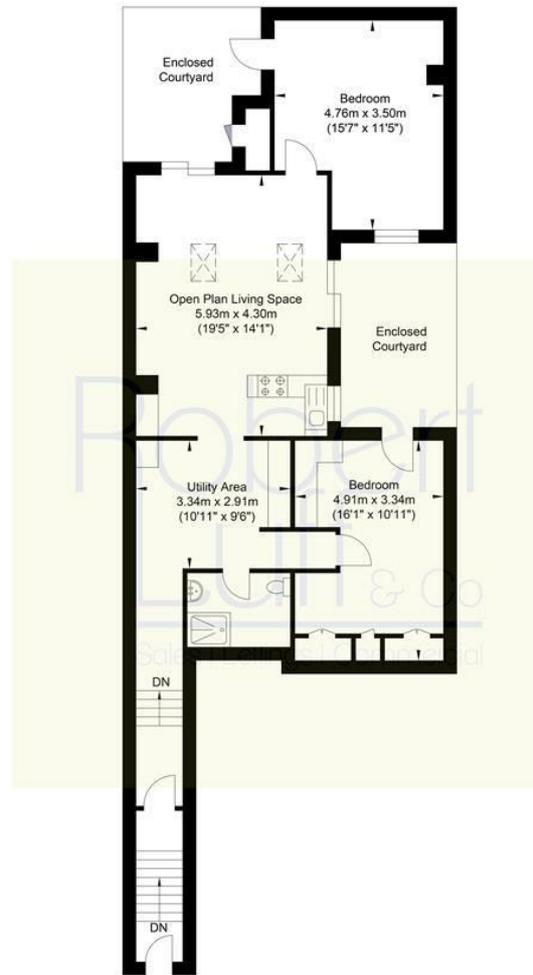
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Approximate Floor Area  
898.89 sq ft  
(83.51 sq m)

Approximate Gross Internal Area = 83.51 sq m / 898.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.