



Brunswick Place, Hove



Guide Price
£375,000
Freehold

- AN OUTSTANDING ONE BEDROOM • PRIVATE FRONT & REAR GARDENS DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR AIR BNB • NO ONWARD CHAIN INVESTMENT
- ONE OF A KIND
- FREEHOLD
- PARQUET FLOORING THROUGHOUT

GUIDE PRICE £375,000 - £400,000

Robert Luff & Co are delighted to bring to market this rarely available one bedroom detached bungalow situated in the every popular Brunswick Place. Accommodation offers; open planned kitchen/living area, one double bedroom and a family bathroom. This beautifully presented bungalow will suit an array of buyers and benefits from no onward chain and private front & rear garden.

Brunswick Place is situated off Western Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques and the property is just 400 metres from the seafront. Both Brighton and Hove mainline stations are approximately 0.7 miles away.

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Accommodation

Front Garden

Kitchen/Lounge/Diner 18'11 x 17 (5.77m x 5.18m)

Bedroom 15 x 10'4 (4.57m x 3.15m)

Bathroom

Rear Garden

AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: D

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Floor Plan

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.