



3 Brunswick Place
Hove, BN3 1EA



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Guide price £425,000 - £450,000

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Lovingly cared for by the same family for over forty years, this exceptional ground floor apartment presents a rare opportunity to acquire a beautifully refurbished home within one of Hove's most prestigious Grade II listed seafront buildings. Combining the timeless elegance of period architecture with carefully considered modern improvements, it is a home where character, comfort and meticulous maintenance come together effortlessly.

Beautifully proportioned throughout, the apartment is flooded with natural light thanks to its impressive ceiling heights, large sash windows and a hallway skylight, while an abundance of original period features reflects the heritage of this distinguished building. The elegant bay-fronted living and dining room provides a wonderful space in which to relax or entertain, centred around a working feature fireplace that adds warmth and character. The separate contemporary kitchen has been thoughtfully designed with integrated appliances, generous work surfaces and ample storage, creating a practical yet stylish space for everyday living.

Both double bedrooms are generously sized and benefit from bespoke fitted wardrobes and charming original fireplaces, while the beautifully appointed bathroom complements the apartment's high-quality finish. Behind the scenes, the property has been comprehensively updated with upgraded electrics, a modern combi boiler and quality fitted appliances, allowing the next owner to move straight in with complete confidence and enjoy the home from day one. The reinforced front entrance door, complete with triple locking system, also provides excellent security, making this a true "lock-up-and-leave" home.

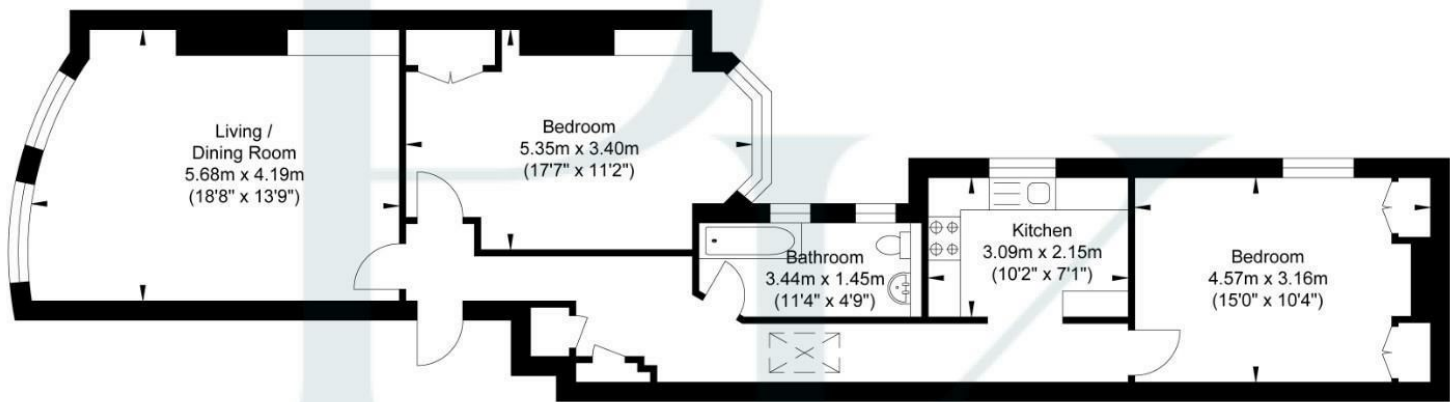
Practicality is every bit as important as presentation. Arranged entirely on one level with no steps, the apartment offers effortless accessibility together with the convenience of resident parking immediately outside. A share of the freehold, a 999-year lease and sensibly managed communal areas with reasonable service charges further enhance what is an increasingly rare opportunity in this highly sought-after seafront location.

Perfectly positioned just south of Western Road, the apartment sits within a peaceful cul-de-sac, creating a wonderfully quiet setting just moments from Brunswick Square, Hove Lawns and the beach. The cafés, restaurants and independent boutiques of Church Road are all within easy walking distance, offering the very best of Hove's celebrated coastal lifestyle.

Beautifully presented, exceptionally well maintained and ready to be enjoyed, this is a home that offers not only period elegance but an enviable way of life. Whether you're searching for the perfect weekend retreat or an inspiring home by the sea, this exceptional apartment is ready to welcome you.



Brunswick Place



Ground Floor Flat
Approximate Floor Area
859.17 sq ft
(79.82 sq m)



Approximate Gross Internal Area = 79.82 sq m / 859.17 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)	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	

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

Pearson
Keehan