



## Brunswick Place, Hove, BN3 1ND

**£975 Per month**



- **East facing balcony**
- **Near Western Road**
- **Single occupancy only**
- **Kitchen alcove**
- **Mezzanine level**
- **Electric Heating**
- **Close to Hove Seafront**

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### Summary

Nestled in the heart of Hove, this charming duplex studio flat on Brunswick Place offers a unique blend of modern living and classic character. The property features a well-designed layout that maximises space and light and is best suited to a single occupant.

The flat offers open plan lounge & kitchen area whilst the raised bedroom area adds provides a separate sleeping space while maintaining an open and airy feel throughout the flat. The compact kitchen is thoughtfully equipped.

The shower room also has a useful storage area and is equipped with a washing machine. This property is situated in a central location, placing you within easy reach of Hove's vibrant amenities, including shops, cafes, and the beautiful seafront.

### Studio Room

18x12 (5.49mx3.66m)

Studio room with access to an east facing balcony.

Mezzanine bed area (17x5)

### Kitchen

5x5 (1.52mx1.52m)

Kitchen alcove with oven & fridge.

### Shower room

Shower room + w/machine.

### Useful Information

C-Tax A

Parking Zone - M

EPC -E

Electric stand alone heaters

Single Glazed Sash windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

