



## 61 BRUNSWICK PLACE

HOVE, BN3 1NE

LEASEHOLD - SHARE OF FREEHOLD

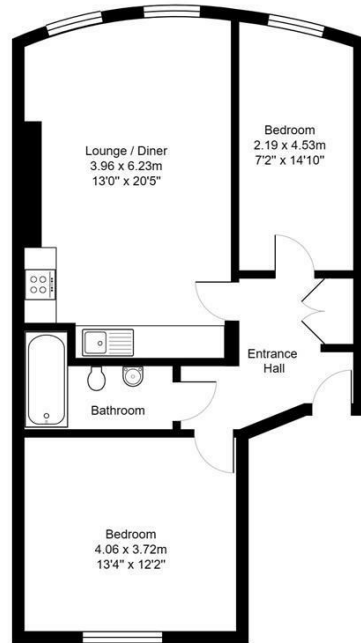
GUIDE PRICE £375,000 - £400,000. Fantastic second floor apartment within this attractive and well maintained Regency building. This superb apartment benefits from bright and spacious rooms comprising; entrance hall with fitted storage, two bedrooms, bathroom and lovely open plan living area with modern fitted kitchen and feature sash windows into the curved bay. The apartment comes with a share of freehold and the building itself is in good condition with the exterior having been repainted in 2023.

This extremely sought after location is perfectly positioned to enjoy all the City has to offer. Popular shops, cafes and restaurants are located close by and the seafront is a short walk away. Brighton & Hove mainline stations are both accessible providing regular and direct links to London.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







Brunswick Place

Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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