



## FLAT 1, 23 BRUNSWICK TERRACE HOVE, BN3 1HJ

£1,100,000  
SHARE OF FREEHOLD

Beautifully presented, sympathetically modernised apartment with stunning sea views. Fantastic apartment located on the ground floor of this impressive and well maintained period building. The property benefits from good sized rooms, a lovely layout and plenty of natural light all combining to create real sense of space throughout. The spacious accommodation comprises; three bedrooms, the master with bi-folding doors into a en-suite shower room. There is a luxury bathroom and additional WC. The impressive living space is cleverly divided by hidden sliding doors separating the rooms into a lounge/ diner and stunning kitchen/ breakfast room. The latter with a delightful built in window seat into the curved bay with leaded light stain glass windows. There are some lovely features throughout including fireplaces, high ceilings, picture rails, dado rails, attractive cornicing and bespoke fitted cupboard and wardrobes.

The location is perfect to access all the City has to offer with shops, cafes and restaurants all close by. Hove seafront is on your doorstep, offering easy walks in both directions into Hove & Brighton whilst the cycle path provides safe and easy access further afield.

# Nicholas James

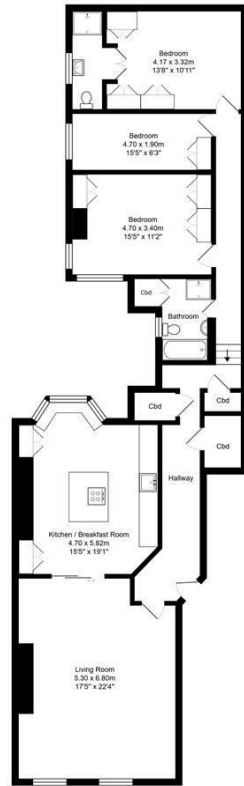
SALES LETTINGS AUCTIONS











Brunwick Terrace, Hove.  
 Total Area: 136.6 m<sup>2</sup> ... 1486 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) <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	

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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**Nicholas  
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