

## 41 BRUNSWICK PLACE

HOVE, BN3 1ND

£625,000  
LEASEHOLD

Beautifully presented raised ground floor apartment with fantastic west facing rear garden and garage. Good sized rooms, a lovely layout and plenty of natural light all combine to create a real sense of space throughout. The well presented and spacious accommodation comprises; impressive living area with high ceilings, cornicing, dual chandeliers and feature fireplace in the lounge dining area with the kitchen slightly recessed providing a semi open plan feel. There are two double bedrooms - both quietly positioned with a rear aspect, and a modern bathroom. The delightful rear garden is the perfect spot to enjoy afternoon sun, part lawn with a patio area with plenty of space for dining table and chairs.

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

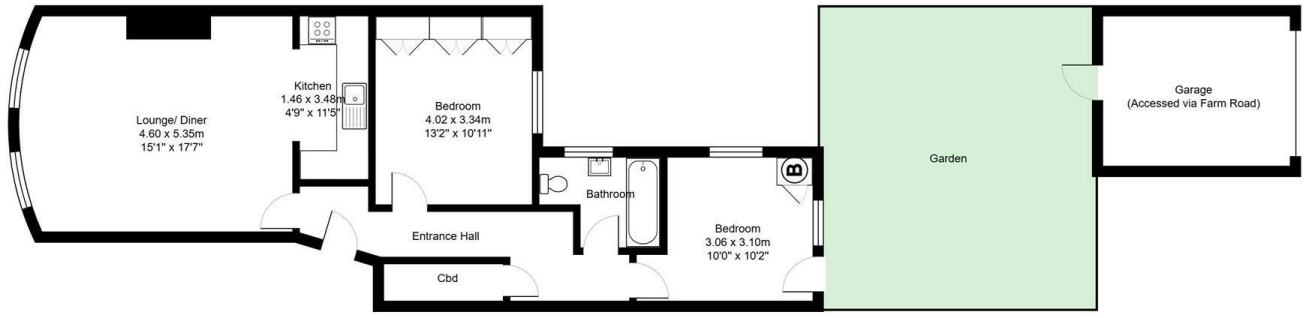
SALES LETTINGS AUCTIONS











Brunswick Place  
 Total Area: 73.2 m² ... 788 ft² (Excluding Garden & Garage)  
 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

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas James**  
 SALES LETTINGS AUCTIONS