



## 45 BRUNSWICK PLACE

HOVE, BN3 1ND

LEASEHOLD

Fantastic raised ground floor apartment with gorgeous west facing private rear garden. This superb property benefits from well presented, bright and spacious accommodation comprising; good sized lounge/ dining room with large original sash windows, feature open fireplace and high ceilings. There are two double bedrooms, a modern shower room and a lovely separate kitchen. The garden is good sized for this central location, has a direct rear access (to Farm Rd) and is the perfect spot to enjoy the afternoon sun.

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

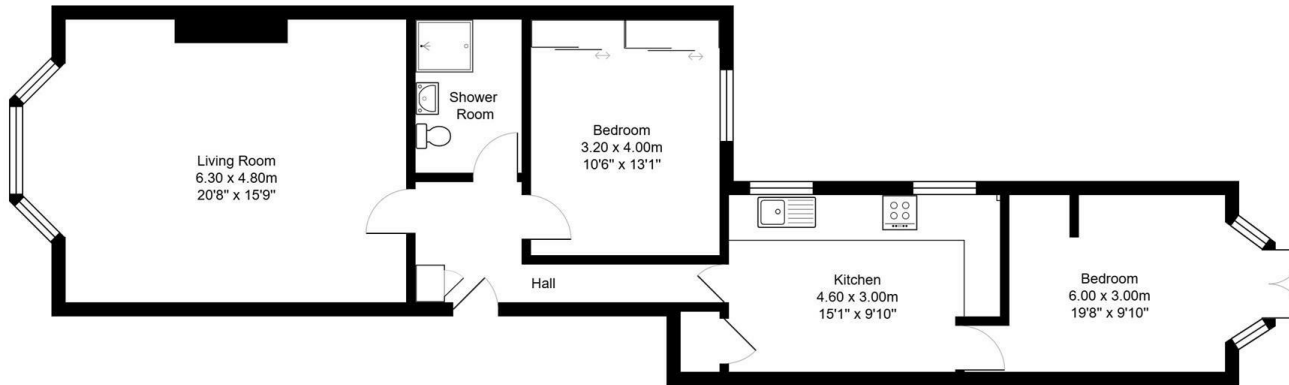












Brunswick Place

Total Area: 83.2 m<sup>2</sup> ... 895 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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