



## 45-46 BRUNSWICK ROAD

HOVE, BN3 1DH

£325,000  
LEASEHOLD

Fantastic apartment occupying the top floor of this delightful period building. This superb property benefits from plenty of natural light and good sized rooms, combining to create a real sense of space throughout. The well presented and spacious accommodation comprises; two double bedrooms, bathroom and lovely open plan living area. There are sash windows throughout with attractive views from the living area down towards the sea. The property is sold with no onward chain.

This attractive tree lined road 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

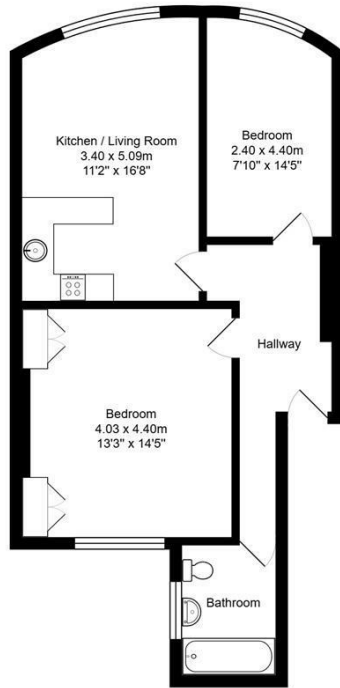






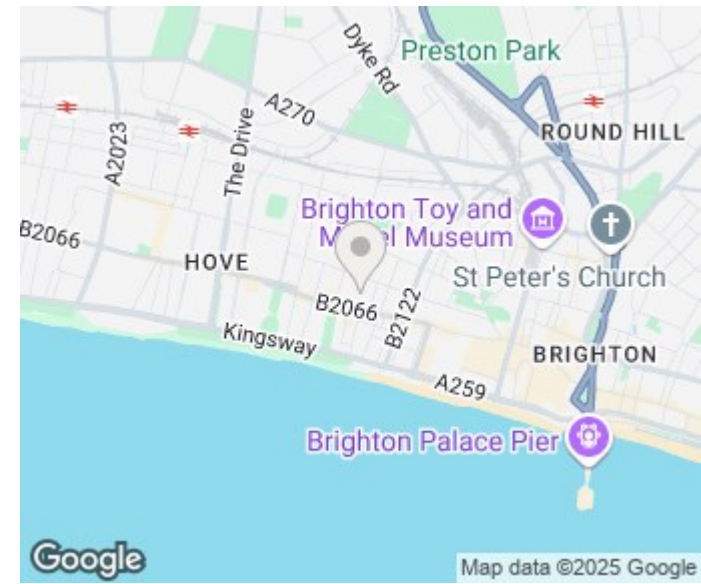






45-46, Brunswick Road  
Total Area: 56.7 m<sup>2</sup> ... 611 ft<sup>2</sup>

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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