



## 34 BRUNSWICK SQUARE

HOVE, BN3 1ED

SHARE OF FREEHOLD

Guide Price £475,000 - £500,000. Superb apartment occupying the second floor of this attractive regency building, offering stunning views across Brunswick Square to the sea. This well presented apartment benefits from spacious rooms, a split level layout and large sash windows throughout providing plenty of natural light and a real sense of space. There are two double bedrooms, good sized bathroom, additional WC, and a magnificent semi open plan lounge/ kitchen with attractive curved bay providing lovely sea views.

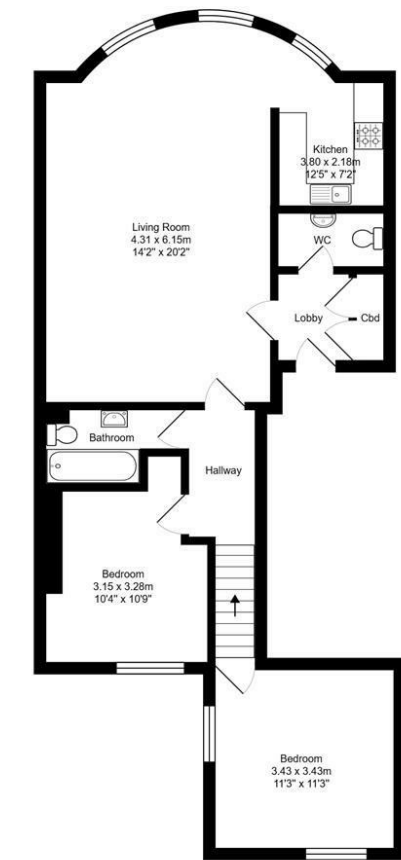
This picturesque square with delightful gardens surrounded by grade I listed regency buildings is positioned in arguably the most prestigious locations in the City. Located the Brighton & Hove border, moments from the seafront at one end of the road and the popular shops, restaurants and cafes at the other along with easy access to both Brighton & Hove mainline stations offering regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Brunswick Square, Hove, BN3 1ED

Total Area: 79.0 m<sup>2</sup> ... 850 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>		75	81
(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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