



## FLAT 2, 62 BRUNSWICK PLACE

HOVE, BN3 1NB

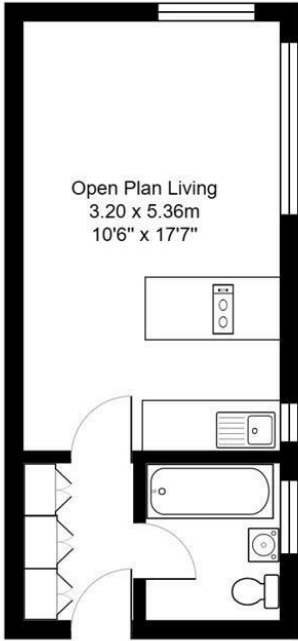
SHARE OF FREEHOLD

GUIDE PRICE £180,000 - £190,000. Superb self contained studio apartment in popular central location. This bright and airy studio apartment benefits from a double aspect open plan living area with double glazed windows overlooking neighbouring gardens. There is a modern bathroom and entrance hall with plenty of built in storage. Quietly located on the first floor, to the rear of this well maintained period building with no apartment directly above.

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



Open Plan Living  
3.20 x 5.36m  
10'6" x 17'7"

Brunswick Place, Hove

Total Area: 23.9 m<sup>2</sup> ... 257 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) A			
(81-91) B			80
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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