

LEASEHOLD



Apartment (EPC Rating: )

**6, 41 BRUNSWICK PLACE, HOVE, BN3 1ND**

Offers In Excess Of

**£450,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Hove

**\*\*GUIDE PRICE £475,000 - £500,000\*\***

Brunswick Town is a great place to be with almost instant access to the beach and fashionable Western Road. Both Norfolk Square and Hove Lawns have a friendly community and hold events during festivals so you won't feel isolated if you are new to the city. Tucked up and away from tourists it is quiet and in a good school catchment area, and this sought- after location has fashionable shopping, restaurants, clubs, cinemas and theatres. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach and both Brighton or Hove Station's direct trains to Gatwick and London is a 20-25 min walk, or 6 mins by cab.

## Introduction

Beautifully refurbished, this 2 bedroom split level apartment with sea views from both the front and back is a luxury retreat at the heart of historic Brunswick Town. Just 2 mins stroll from fashionable Western Road, 5 mins walk from the beach and Hove Lawns, and 5 minutes by cab (20-25 to walk) from Brighton or Hove Station's direct trains to Gatwick and London it's a great location. With graceful Regency proportions it spans 87.45m<sup>2</sup> (941 sq. ft.) over the two top floors of a Grade II listed building and it is ideal for professionals, investors or even a small family as Brunswick bridges Brighton and Hove.

## Vendors Thoughts

"Grade II listed, this historic terrace is beautiful, and it has been an absolute pleasure to restore this home which we wanted to be stylish for entertaining, but we also didn't want to distract from the wonderful proportions and views, so we kept the decoration simple. We love sitting in the living room with morning coffee in the sunshine and friends love to come here after spending time in the sea or in cafés, bars and restaurants which line the beach and there's also a huge choice of things to do along Western or Church Roads. The big rooms and split levels means there is plenty of space for people to mill around and relax into. Quiet as there is no one above us, all the neighbours are lovely."

## Good to know

Western Road 2 minute walk  
Hove and Brighton Stations each 5 mins by cab or a 20-25 min walk past shops and bars Seafront and Hove Lawns 5 on foot, 3 by cab  
Education:  
Brunswick Primary School

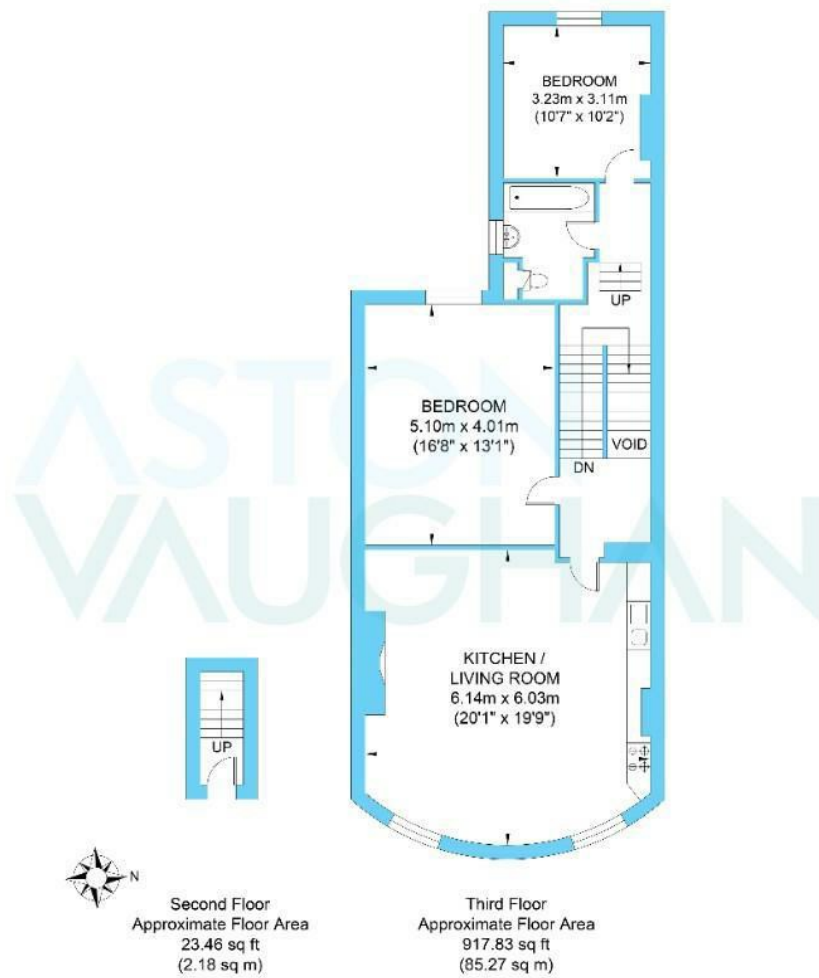
Hove Park, Cardinal Newman secondary schools  
6th forms at BHASVIC, City College, BIMM  
Private schools: Brighton College, Brighton & Hove Girls

Brunswick Town is a great place to be with almost instant access to the beach and fashionable Western Road. Both Norfolk Square and Hove Lawns have a friendly community and hold events during festivals so you won't feel isolated if you are new to the city. Tucked up and away from tourists it is quiet and in a good school catchment area, and this sought- after location has fashionable shopping, restaurants, clubs, cinemas and theatres. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach and both Brighton or Hove Station's direct trains to Gatwick and London is a 20-25 min walk, or 6 mins by cab.





# Brunswick Place



Council Tax Band

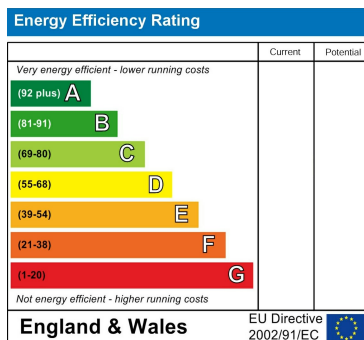
Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

## Energy Performance Graph



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 are advised to recheck the measurements.