



Apartment (EPC Rating: D)

55A BRUNSWICK SQUARE, HOVE, BN3 1EF

£1,500

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Hove

*** RARELY AVAILABLE PATIO FLAT // SPACIOUS THROUGHOUT // NEWLY REFURBISHED ***

Aston Vaughan are excited to bring to the market this stunning and spacious lower ground floor apartment with patio garden in the iconic Brunswick Square!

Private and quiet, this one bed apartment blends classic proportions with contemporary design and offers versatile accommodation with 2 bathrooms! Inside, the flat is spacious and modern, completely renovated in every aspect.

With an en-suite adjoining the room to the rear, the principal bedroom is a restful retreat with a door to the courtyard making it light and airy.

There is good ceiling height, ambient lighting available and plenty of floorspace throughout.

Both bathrooms & the separate kitchen are also brand newly refurbished, with a focus on light and practicality.

Location

Located in the iconic and Grade I listed Brunswick Square, adorned with a beautiful mix of "Hove Cream" & black paint, this property benefits from the sea and Hove Lawns at one end of the road and the vibrant al fresco lifestyle of Western Road at the other. This location is exclusive and extremely versatile, which would work well for people from all walks of life.

Brunswick Square is located in the Brunswick Town Conservation Area, on the old boundary between Brighton and Hove, most clearly marked by the King Edward Peace Statue which straddles the border. Staggered along the beach are numerous cafes and places to sit and enjoy the sea views and city backdrop. At the top of the square, one can find a plethora of coffee shops, supermarkets, restaurants and boutiques on the bustling Western Road. The popular shopping districts of The Lanes and North Laine are easily accessible by foot or by bus. Brighton Station, which is approximately 20 mins walk, has services to London Victoria and London Bridge from 60 minutes, via Gatwick Airport.

Brighton and Hove is a thriving seaside city, with a rich tapestry of interesting architecture and superb educational and lifestyle opportunities. It is a vibrant centre for culture, creativity, education, the arts and entertainment.

The brainchild of eminent 19th Century architect Charles Busby; the houses of Brunswick Town are Grade I Listed and are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. Built as a "mini-town", he hoped to replicate the distinguished Nash developments in London, and this

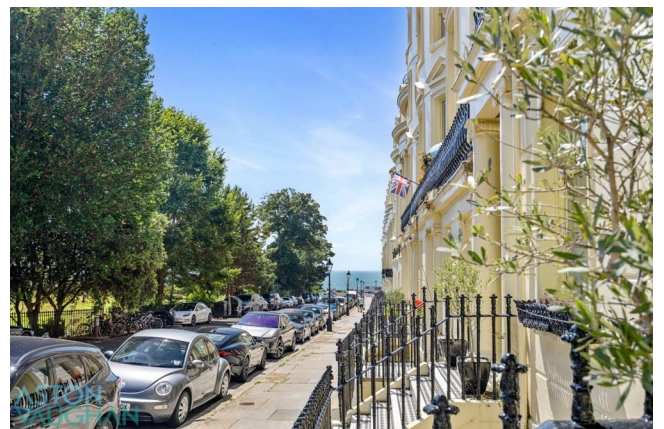
house was the first to be built as a showpiece for the fashionable and wealthy who were flocking to live by the coast, hoping to rub shoulders with royalty. Indeed, Prince Regent himself was rumoured to have been a frequent guest to the Square.

The Brunswick Square Gardens

The Brunswick Square gardens are communal and open to the public. It is well-maintained year round, so everyone has a pleasant view from inside and a space to enjoy during the warmer weather. There are lawned areas for children to play and decked seating areas for dining alfresco while the mature trees provide some welcome, dappled shade throughout the day.

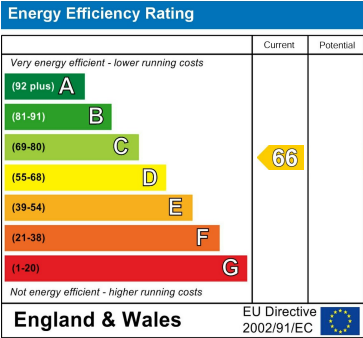
The gardens were designed and built as the centrepiece to the surrounding housing, which is all listed at grade I. The associated lamp posts are also listed at grade II.

Previously forming part of the Wick Estate and used for brick manufacture, the area was developed to the designs of Charles Busby. Construction began in 1825 and was completed by 1842. The gardens were provided for the residents of the surrounding houses. The c.1870 Ordnance Survey plan shows its original design, including a perimeter path and associated planting, with clumped planting to the interior space. A similar but simplified pattern of planting still survives. The boundary retains cast iron railings on a low stone plinth to the original design. There is a drinking fountain set centrally near the southern boundary. The contrast of open space in comparison to the surrounding urban form, in combination with the surrounding architecture, forms a landmark whilst progressing along the seafront.



Council Tax Band
D

Energy Performance Graph



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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.