



Brunswick Square, BN3

Offers in the region of £850,000

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Sales and Lettings

INTRODUCING

Brunswick Square, BN3

3 Bedroom | 2 Bathrooms | 1 Reception Room
1296 sq ft | Set within fashionable Brunswick Town

Beautiful Regency proportions, uninterrupted sea views and an abundance of period features can be found in this exceptional first-floor apartment. It sits on the westerly wing, facing east on Hove's most prestigious seafront square, looking out over its manicured communal gardens from full height sash windows leading out to decorative wrought iron balconies. There are three bedrooms peacefully positioned to the rear of the building and an exquisite reception room with space to entertain in style. There is huge scope for reconfiguration in properties of this scale, without removing any original period features, nor its character and charm.

Facing east and open to the coast to the south, this building receives plenty of natural light on its buttery 'Hove Cream' façade. Approaching through a grand entrance flanked by Ionic pilasters, you enter neat communal hallways where the true scale and beauty of the building becomes apparent.





Stepping into the apartment, a long corridor greets you with space to hang coats. Ahead, the bedrooms sit to the rear of the building alongside two bathrooms, nicely tucked away from the main living areas residing up a few steps to the front of the building. Grand in scale with soaring ceilings and exquisite period features, the main reception room is an elegant space which invites both entertainment and relaxation. During summer, the floor to ceiling sashes can open allowing access to the three sweet balconies while allowing the cool coastal breeze to flow through. Elsewhere is space for formal dining and reclining on sumptuous furnishings by the fireplace sitting below and ornately decorative mantel and three built-in dressers offering shelves for books and ornaments.

Next door, the kitchen, while dated, is in fine fettle in a county kitchen style with integrated appliances and space for a kitchen table. It could be an idea to move the kitchen to the living room as an open plan space, allowing for a fourth bedroom in its place. Or alternatively knocking-through creating one large dual aspect room – certainly worth a thought as either modernisation could add value.

Moving through to the bedrooms, you pass two bathrooms; one with a bathtub and the other with a shower. Both have avocado suites and retro tiles, and both have plenty of potential for modernisation. Both double rooms have built-in cabinetry, high ceilings and a wealth of original period features. It could certainly be fun adding your own creative flair to this flat as the rooms offer so much in space, light and character. Bedroom three is a smaller room, yet the ceiling height adds to the feeling of space. Its tranquil position in the building will mean it is ideal as a nursery or a study for those working from home.





Vendor's Comments:

"This property has been in the family for many years, where we have made many happy memories, both inside and outside in the garden enclosures and on the beach. Brunswick Town, and particularly the square, offers its residents the chance to live in a vibrant and welcoming community surrounded by beautiful architecture and with the city and all its delights to discover on foot. You are also right in the middle of both Brighton and Hove's social centres, and next to the beach - you couldn't find a better location to live in this city!"

Education:

Primary: Brunswick Primary School, Middle Street Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

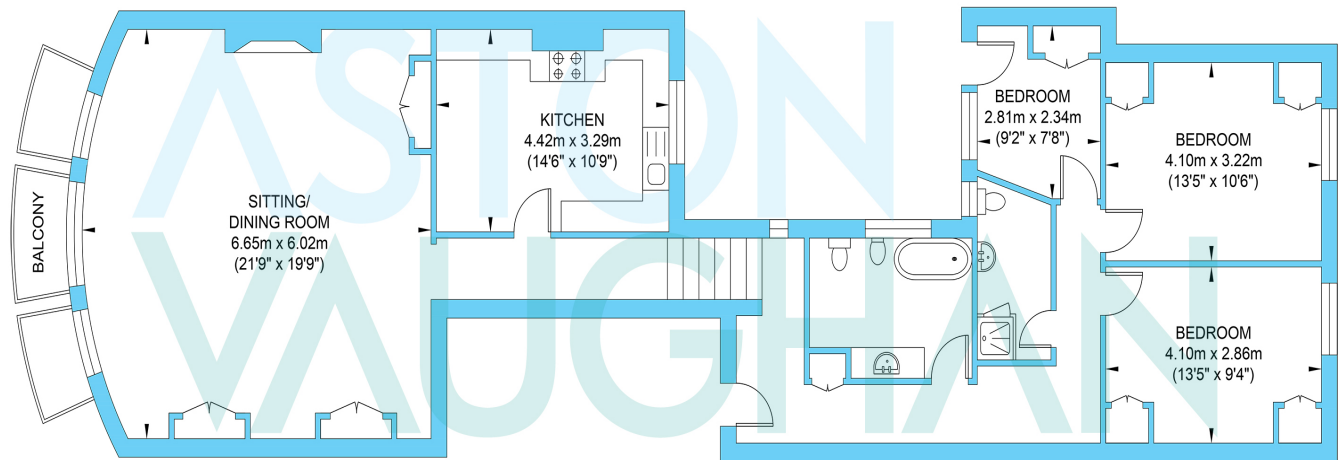
Private: Brighton College, Lancing College Prep.

Good to Know:

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, ideal for the fashionable and wealthy who were flocking to live by the coast, hoping to rub shoulders with royalty. Indeed, the Prince Regent himself was rumoured to have been a guest in the impressive house on the corner of the square!

The beach and communal gardens are your playground, and you can eat your way around the globe on nearby Western and Church Roads. Transport links are excellent and during summer you can stroll along the prom to visit the city's many theatres, museums and restaurants in the city centre.

Brunswick Square



First Floor
Approximate Floor Area
1296.08 sq ft
(120.41 sq m)

Approximate Gross Internal Area = 120.41 sq m / 1296.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.