



## Flat 5, 5 Brunswick Road, Hove, East Sussex, BN3 1DG

A TOP FLOOR FLAT BEING SOLD WITH NO ONWARD CHAIN CLOSE TO THE CITY CENTRE.

Situated in a convenient position between Cambridge Road and York Road just north of Western Road. Western Road offers extensive shopping, restaurants and bars as well as regular bus service providing access to most parts of town. The property is also well situated for access to Brighton and Hove mainline railway stations with their links to London. Hove bathing beaches and lawns are also located within half a mile.

- 2 Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Central Hove Location
- NO ONWARD CHAIN

**Offers in the region of £300,000  
Leasehold**



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## COMMUNAL FRONT DOOR

Door with entry door system leading to.

## COMMUNAL ENTRANCE HALLWAY

Stairs leading up to second floor

## FRONT DOOR TO FLAT

Door leading to.

## ENTRANCE LOBBY

Ceiling light point, stairs leading to.

## LANDING AREA

Recess spot lighting, coved ceiling, radiator, wall mounted door entry phone system.

## LOUNGE 12'7 x 12'5 (3.84m x 3.78m)

Westerly aspect with 2 x sash windows overlooking the rear of the property offering partial views to the sea, coved ceiling, central ceiling light point, radiator, t.v aerial point, telephone point, door to.

## KITCHEN 11'8 x 6'5 (3.56m x 1.96m)

Westerly aspect with sash window overlooking the rear of the property, coved ceiling, recess spot lighting, kitchen being fitted with a range of modern high gloss fronted eye level and base units comprising of cupboards and drawers, D-shaped handles, stainless steel one and half bowl sink and drainer unit with mixer tap, tiled splash backs, roll edge work surfaces, built in four burner gas hob with electric oven under and extractor hood over, space and plumbing for washing machine, further space for other appliances, wall mounted "Worcester" gas combination boiler for heating and hot water.

## BEDROOM ONE 11'4 x 9'7 (3.45m x 2.92m)

Easterly aspect with double glazed window overlooking the front of the property, ceiling light point, coved ceiling, radiator, part character sloping ceiling.

## BEDROOM TWO 11'3 x 9'4 (3.43m x 2.84m)

Easterly aspect with double glazed window overlooking the front of the property, ceiling light point, coved ceiling, radiator, part character sloping ceiling.

## BATHROOM

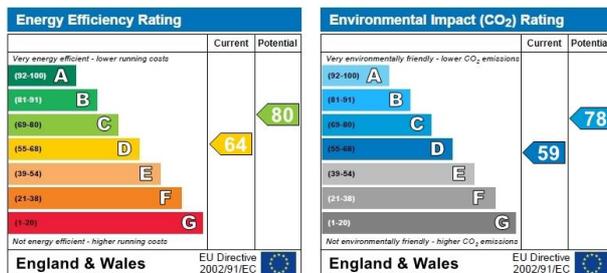
Internal bathroom being fitted with white suite comprising low level w.c., pedestal hand wash basin with mixer tap, tiled splash backs, panelled bath with mixer tap and shower attachment, hatch to loft space, coved ceiling, chrome ladder style radiator.

## OUTGOINGS

Lease - Remaining balance of 999 yrs - SHARE OF FREEHOLD

Maintenance - £1248.86 pa

Ground Rent - £150 pa



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.