

PHILLIPS & STILL



- Converted Mews House
- Allocated Parking Space Outside
- Open Plan Living Accommodation
- FREEHOLD
- Steps From The Seafront

Brunswick Street West, Hove, BN3 1EL

ASKING PRICE OF £650,000

Situated moments from the seafront and a short walk from the hustle & bustle of central Brighton & Hove, you have this beautifully presented mews house located in a quiet and peaceful close at the bottom end of Brunswick Street West. With three double bedrooms and off street parking, this property would make a gorgeous home, second property or weekend holiday house!



Property Description

This is one of those properties that is sure to be snapped up quickly, it really does tick all the boxes. The location is second to none and the property is in superb condition throughout. It is ready for someone to move straight into without having to lift a finger and being situated at the peaceful bottom end of Brunswick Street West, it is like an oasis of calm within the heart of the City.

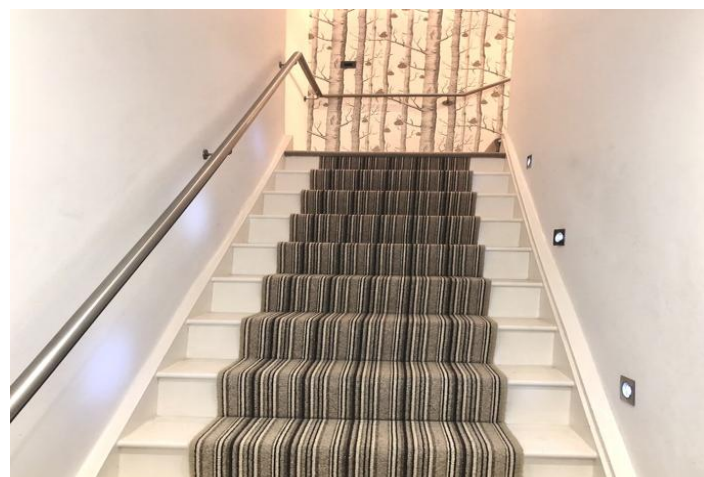
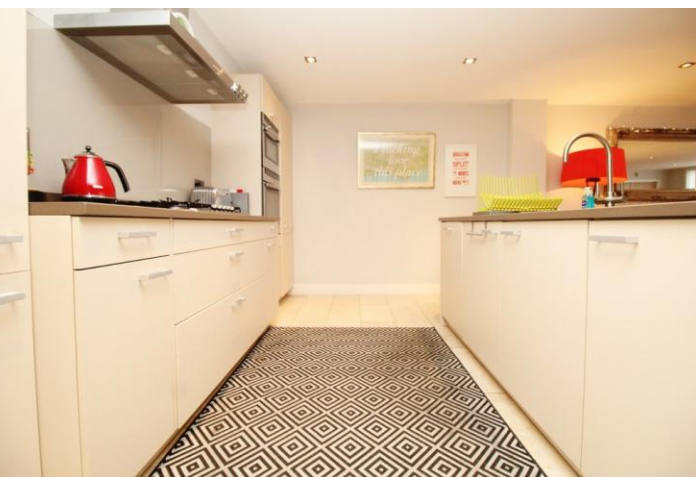
The house would be ideal as a first home, buy to let investment or holiday home getaway as you are seconds from the famous and picturesque seafront and Hove lawns. The large lounge / diner has marble flooring throughout with ample space and large windows floods the room with light, added shutters gives you that peace of mind for privacy and is perfect for entertaining. The kitchen comprises of corian work surfaces, built in fridge freezer, electric fan oven along with stainless steel sink and drainer unit, all of which is of the highest standard. The ground floor utility / cloakroom has large built in storage and space which includes an American toploader washing machine and tumble dryer, a very useful space and a separate W/C can also be located off the ground floor.

Upstairs you have three bright double bedrooms all with their own en suite's, one of which is a luxurious roll top stainless steel bath with electric sky light over head. You also have a family bathroom and shower room, take your pick.

Directly outside the house there is a private off street parking space which is a really rarity with a property this central! Step out of your property and you'll be central to everything you need, local shops, boutiques, seafront restaurants, bars and coffee shops.

Returning to the house will be closing the door to this 'Notting Hill feel' and living here you would be certain of fully experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere.





Accommodation

GROUND FLOOR

LIVING ROOM

23' 7" x 23' 7" (7.20m x 7.20m)

KITCHEN

12' 4" x 17' 10" (3.77m x 5.46m)

UTILITY ROOM

6' 10" x 5' 2" (2.10m x 1.60m)

W/C

FIRST FLOOR

BEDROOM 1

14' 9" x 18' 0" (4.50m x 5.50m)

EN-SUITE BATHROOM

BEDROOM 2

13' 5" x 11' 5" (4.10m x 3.50m)

EN-SUITE BATHROOM

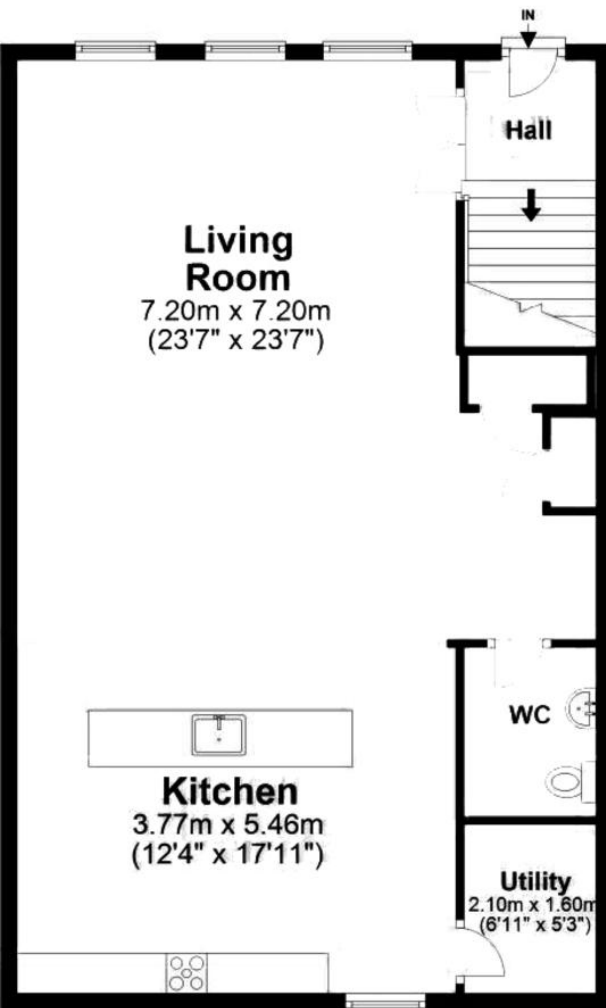
BEDROOM 3

11' 5" x 12' 1" (3.48m x 3.70m)

EN-SUITE SHOWER ROOM

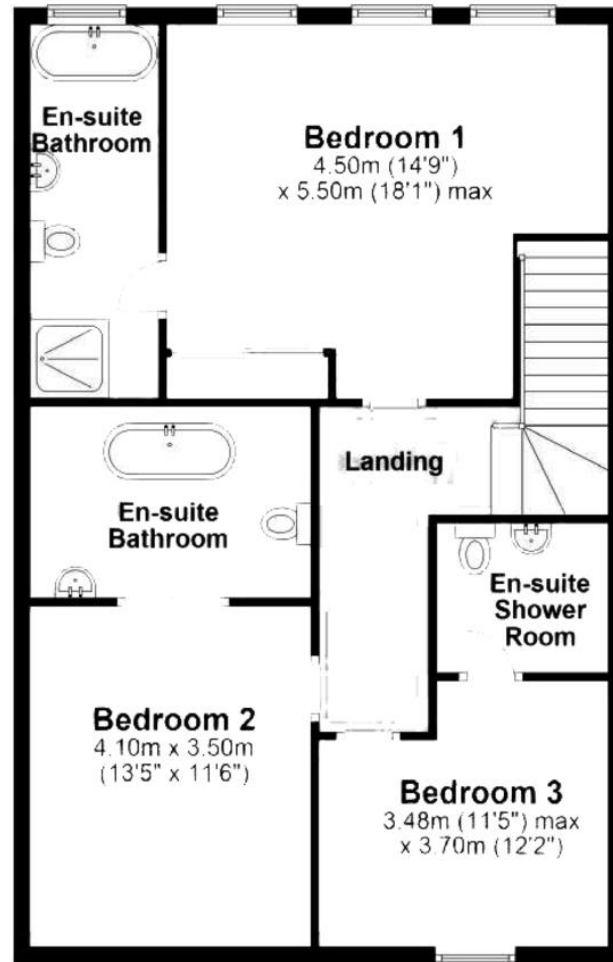
Ground Floor

Approx: 851 Sq Ft/70.1 Sq.M



First Floor

Approx: 851 Sq Ft/70.1 Sq.M



TOTAL APPROX: 1703 SQ FT/158.2 SQ M

Picture this...

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all. This way you are guaranteed not to miss out on all the excitement going on around you.

Alternatively head in the other direction a few steps and you will be on Brighton's famous lawns looking out over Channel. Is there any better place to enjoy a stroll or a picnic with friends!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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