



Lansdowne Place, Hove, BN3 1HH

welcome to

Lansdowne Place

FOX & SONS are pleased to offer this stunning six bedroom regency townhouse and garden with self-contained basement flat with private patio, ideal for holiday letting or use as a whole family residence with income from apartment below. Centrally located in the Brunswick Town Conservation Area.



Lower Ground Floor Flat

Steps to lower ground floor level. Under pavement vault. Private door leading to to;

Entrance Hall

Radiator, recessed storage cupboard with hanging rail. Doors leading to;

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m)

Front facing Georgian style sash bay window and radiator.

Bathroom

White bathroom suite comprising panelled bath with mixer taps and shower attachment, low flush wc, pedestal wash basin, part tiled walls and radiator.

Lounge

14' 8" x 13' 8" (4.47m x 4.17m)

Radiator, glazed French doors leading out to a gravelled patio area. Door leading through to;

Kitchen / Breakfast Room

11' 8" plus recess x 8' 7" (3.56m plus recess x 2.62m)

Fitted with a range of cupboard and drawer units in white with contrasting grey work surfaces to two sides, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine, built in four burner gas hob with oven below and extractor hood set over, wall mounted central heating boiler, window and door giving access to gravel patio area, space for upright fridge freezer and radiator.

Main House

Ground Floor Entrance Hall

Private entrance door, decorative moulded cornice and corbels, feature dado rail, radiator, spindle balustrade staircase with under stairs storage below.

Lounge / Dining Room

30' max x 13' max (9.14m max x 3.96m max)

Twin reception room with front and rear facing sash windows, double doors allowing separation if

required, two radiators, recessed ceiling lighting with dimmer controlling.

Kitchen

17' min x 8' 6" (5.18m min x 2.59m)

Comprehensively fitted with a contemporary array of white gloss cupboard and drawer units with chrome handles, work surfaces to two sides with inset Neff stainless steel five ring hob with electric oven below and hood set over, one and a half bowl stainless steel sink unit with swan neck mixer tap and water filter, integrated dishwasher, radiator, space for upright fridge freezer, window and door to side.

Utility Room

9' 3" x 6' 11" (2.82m x 2.11m)

Side facing windows, further fitted cupboard and drawer units, space for washing machine/tumble dryer, further freezer/fridge space, wall mounted boiler.

Garden

'L' shaped patio/terrace with East and South outlook.

First Floor

Drawing Room

17' x 15' 3" into bay (5.18m x 4.65m into bay)

Three section sash bay window to front with individual juliette balconies, marble fireplace with cast iron backing and slate hearth, moulded cornice work, picture rail, deep skirting's and radiator.

Bedroom Two

14' 4" x 11' (4.37m x 3.35m)

Rear facing sash window and radiator.

Family Bathroom

Spacious and luxurious suite comprising white central bath with mixer tap and shower attachment and twin hand grips, pedestal wash hand basin with mixer tap, low flush wc, bidet, double width walk in shower enclosure, two ladder style radiators, tiled walls, side facing sash window.

Seperate Wc

Low level wc, side facing sash window.

Second Floor Landing

Side facing window.

Bedroom Five

14' 2" x 8' 10" (4.32m x 2.69m)

Side facing sash window with Southerly view along rear gardens of Lansdowne Place and radiator.

Bedroom One

17' 3" x 15' into bay (5.26m x 4.57m into bay)

Three Georgian style sash windows to front, feature fireplace and radiator.

Bathroom

Twin Quadrant shower cubicles with rainfall thermostatic showers and curved screen doors, pedestal wash hand basin, low flush wc, bidet and rear facing obscure glazed sash window.

Third Floor Landing

Bedroom Four

15' 7" x 10' 4" (4.75m x 3.15m)

Two windows to front, radiator.

Bedroom Three

13' 9" x 10' 3" (4.19m x 3.12m)

Window to rear, radiator

Bedroom Six

12' 8" x 6' 8" (3.86m x 2.03m)

Window to front, radiator.

Bathroom

Window to rear. White suite with bath, wash basin, low-level wc.



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welcome to Lansdowne Place

- ENTIRE REGENCY TOWNHOUSE
- SIX BEDROOMS
- REAR GARDEN
- SEPARATE SELF-CONTAINED FLAT WITH PRIVATE PATIO
- STUNNINGLY PRESENTED

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£1,750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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