

Lansdowne Street, Hove

£240,000



- A Fantastic Redecorated Raised Ground Floor Converted Flat
- One Double Bedroom
- Bay Fronted Lounge / Diner
- Additional Office Area
- Separate Kitchen
- Share Of Freehold & No Onward Chain

Lansdowne Street, Hove, BN3 1FS



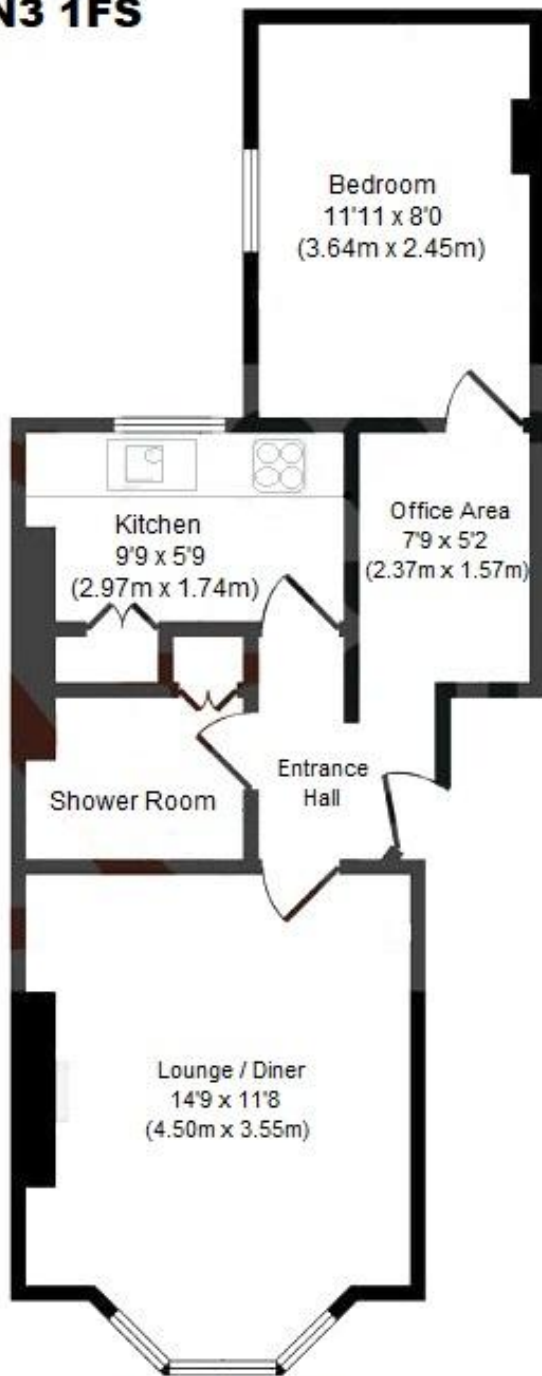
Whether you're looking for your first home, a reliable buy to let investment or a second / holiday property by the sea, this bright raised ground floor converted flat will fit the bill perfectly! Ideally positioned moments from the hustle & bustle of Western Road and the seafront, everything you could want is right on your door step...trendy coffee shops, fine restaurants, bars, pubs, convenience and boutique shops, supermarkets, grassy Square parks and gyms are all at your disposal and within strolling distance.

Internally the accommodation is well thought out and flows well with all rooms accessible from the entrance hall. Front to back you will find a fantastic sunny bay fronted lounge / diner, separate fitted kitchen, modern shower room and one double bedroom with a peaceful rear aspect. You also have a handy inner hall / office area ideal for anyone who works from home. The flat also benefits from brand new flooring & carpet throughout.

With a share of the Freehold and no onward chain the property is ready for someone to pack their bags and move straight into! It's also a perfect blank canvas for someone to put their own stamp on and really make their own. Lansdowne Street is an attractive & peaceful one-way road with both Brighton and Hove mainline railway stations within easy reach for anyone who commutes to London or Gatwick. Living here would be really exciting and you'd be certain of experiencing that cosmopolitan lifestyle that this City is so well known for!



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Ground Floor

Approx Floor Area: 445 sq.ft. (41 sq.m.)

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER
14' 9" x 11' 8" (4.5m x 3.56m)

SHOWER ROOM
6' 6" x 4' 11" (1.97m x 1.49m)
With shower cubicle, sink, W.C and
built-in storage cupboard

KITCHEN
9' 9" x 5' 9" (2.97m x 1.75m)
With built-in storage cupboard

OFFICE AREA
7' 9" x 5' 2" (2.36m x 1.57m)

DOUBLE BEDROOM
11' 11" x 8' 0" (3.63m x 2.44m)

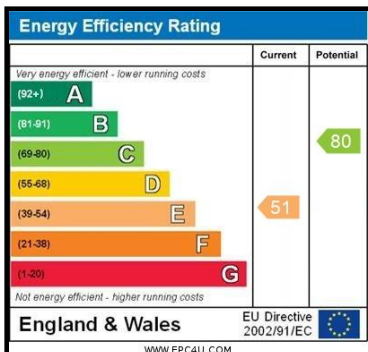




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk