



- Raised Ground floor apartment in an elegant Regency building
- Wide full-width front balcony with sea views
- Floor-to-ceiling sash windows with original full-height shutters
- Large sitting room with grand fireplace and wood-burning stove
- Chain Free

Lansdowne Place, Hove, BN3 1HB Guide Price £400,000 - £425,000

Stunning Raised Ground Floor 1-Bedroom Apartment with Sea Views & Original Period Features – 82.2 m² (885 sq ft)
An exceptional opportunity to acquire a beautifully appointed and spacious 1-bedroom raised ground floor apartment that effortlessly blends classic period charm with tasteful modern upgrades. Set in a distinguished Regency building just one minute's walk from the beach and local amenities, this elegant home offers high ceilings, original features, and breathtaking sea views from a wide, full-width balcony.



RAISED GROUND FLOOR

LIVING ROOM

20' 11" x 18' 10" (6.38m x 5.74m)

A show stopping space that defines the grandeur of the apartment. This magnificent front-facing reception room features stunning floor to ceiling sash windows with original full height shutters opening onto a full width ornate balcony with wonderful sea views. It boasts towering ceilings adorned with ornate coving and original skirting and a majestic feature fireplace with a log-burning stove taking centre stage-ideal for cosy evenings at home. This spectacular room is filled with natural light which floods the enormous space which easily accommodates separate seating and dining areas.

BEDROOM

18' 8" x 13' 7" (5.69m x 4.14m)

A tranquil sanctuary at the rear of the property, the generously sized bedroom features high ceilings, original features, and double French doors that open onto a charming Juliet balcony, overlooking the peaceful rear courtyard. There's ample room for wardrobes and additional furniture, making it a serene retreat to unwind in.

KITCHEN

14' 8" x 7' 3" (4.47m x 2.21m)

Sleek and contemporary, the kitchen is thoughtfully designed with clean lines, high-gloss cabinetry, and ample storage. The gas hob and integrated appliances sit seamlessly against polished black countertops, complemented by large tiled floors. Underfloor heating adds a luxurious touch, while modern track lighting highlights the space with a soft, ambient glow. An industrial-style metal conduit subtly contrasts with the refined finish, adding a modern twist. A sash window at the far end brings in natural light and fresh air to this well appointed kitchen which provides everything needed for cooking and entertaining.





Accommodation

BATHROOM

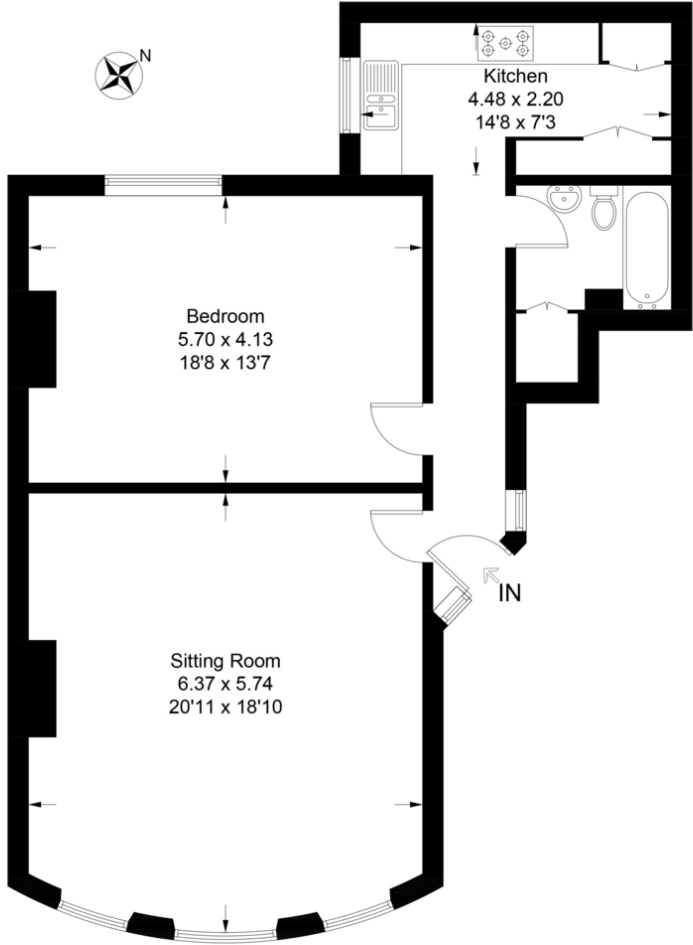
Designed for comfort and style, the contemporary bathroom is fitted with a stylish three piece suite with a shower over a double ended bath with glass screen. Clean tiling, sleek vanity units, and chrome heated towel rail combine for a fresh, hotel-quality feel and the underfloor heating adds a touch of luxury. There is a generous built in storage cupboard and a small window brings in natural light and ventilation. All perfect for quick weekday routines and relaxed weekend soaks.

FRONT BALCONY WITH SEA VIEWS

To the front, the wide, full-width ornate wrought iron balcony delivers stunning sea views – a rare feature that elevates this apartment beyond expectations. Perfect for morning coffee or evening drinks with the soothing sound of the sea just steps away.

Riviera Court, 13 - 15 Lansdowne Place, Hove BN3 1HB

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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