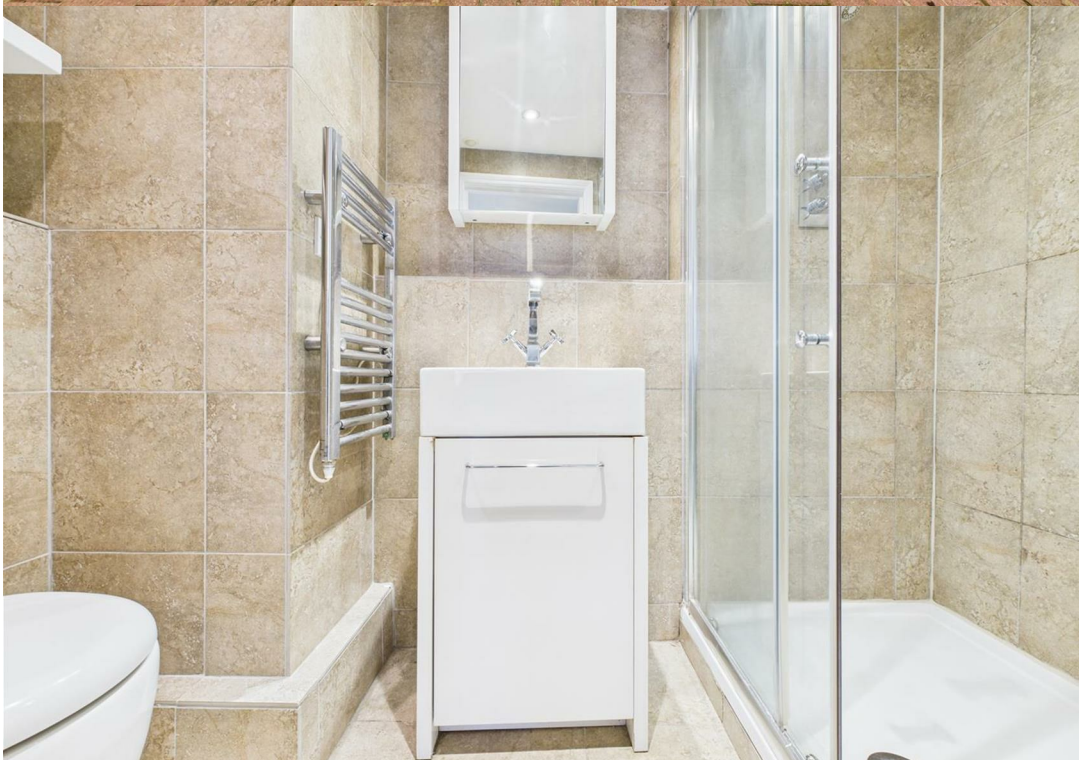
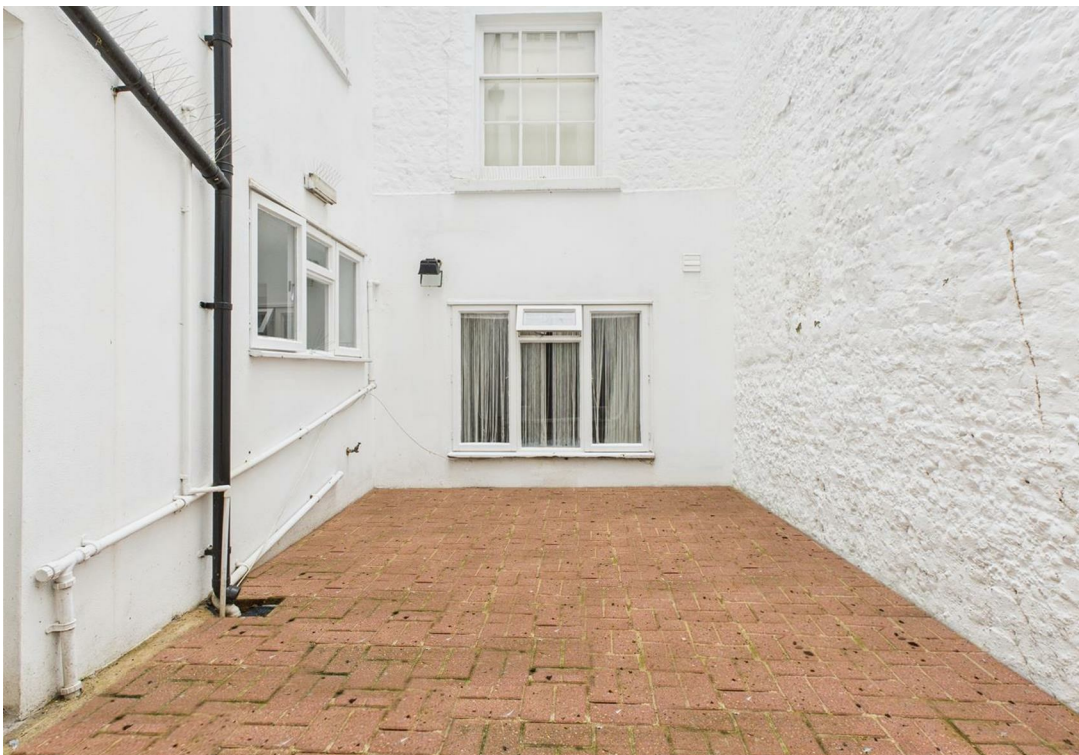




A SPACIOUS AND NEWLY DECORATED THROUGHOUT two/three bedroom flat in a CONVERTED GRADE II LISTED BUILDING in this SOUGHT AFTER LOCATION off HOVE SEAFRONT. The accommodation comprises ONE/TWO RECEPTIONS, MODERN FITTED KITCHEN, BATHROOM, EN SUITE SHOWER ROOM, TWO PATIO/GARDENS, OWN STREET ENTRANCE, SHARE OF FREEHOLD, EPC C.

- A SPACIOUS TWO/THREE BEDROOM FLAT
- NEWLY REDECORATED THROUGHOUT
- CONVERTED GRADE II LISTED BUILDING
- HIGHLY SOUGHT AFTER LOCATION
- ONE/TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- BATHROOM + EN SUITE SHOWER ROOM
- TWO PATIO'S
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD





## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Ceiling coving, recessed downlighting, wooden flooring, radiator.

### **BEDROOM 2**

Two West aspect multi glass pane sash windows with secondary glazing, cupboard the recess with stripped wood doors, radiator.

### **BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, pedestal wash hand basin with mixer tap, low level close coupled WC, ceiling spotlights, fitted cupboard, mirror fronted medicine cabinet, three circular mirrors to one wall, part tiled walls, extractor fan, two chrome ladder style heated towel rails.

### **LOUNGE**

Glass panel door with windows to sides giving access to PATIO 1, ceiling coving and spotlights, wooden flooring, radiator.

### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops, tiled surround, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric double oven, electric hob, dishwasher, fridge/freezer, recessed downlighting, cupboard housing combination boiler, windows to side, glass panel door to PATIO 1.

### **INNER HALL**

Recessed downlighting, cupboard with wooden worktop housing washing machine, laminated wooden flooring, stripped wood doors with etched glass panes to DINING ROOM/BEDROOM 3, door to:

### **BEDROOM 1**

Windows overlooking PATIO 1, dressing table with drawers under, range of fitted wardrobes, further cupboard, two wall light points, column radiator, stripped wood door with frosted glass panes to:

### **EN SUITE SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, mirror fronted medicine cabinet over, low level close coupled WC, shelving, tiled floor, chrome ladder style heated towel rail, extractor fan.

### **DINING ROOM/BEDROOM 3**

Glass panel door with windows to side giving access to PATIO 2, laminated wooden flooring, column radiator.

### **EXTERNAL**

#### **PATIO 1**

Accessed from lounge and Kitchen.

#### **PATIO 2**

Accessed from dining room.

### **ADDITIONAL INFORMATION**

Lease - Leashold with share of freehold - Approximately 900 years remaining

Maintenance - £3,000 per year to include water.

Ground Rent - £0

Council Tax Band B - £1,910.06

# Flat 1, 12 Lansdowne Place

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft  
(Excluding Shed)

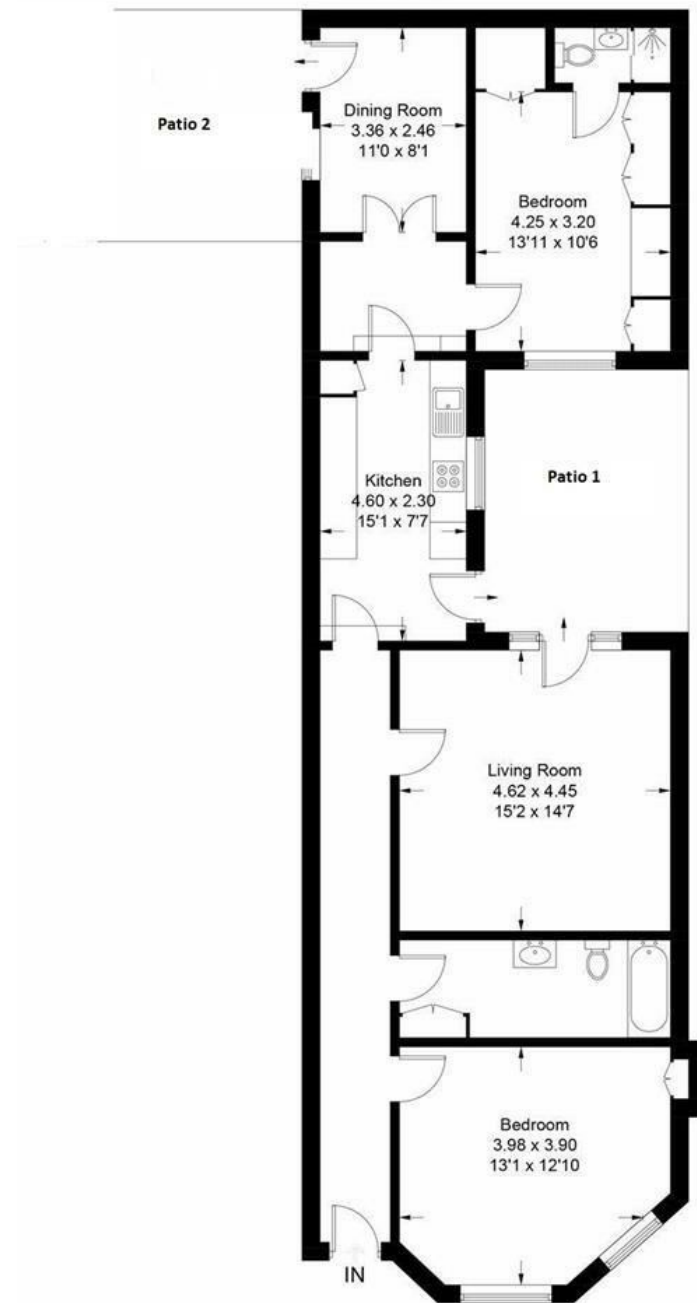
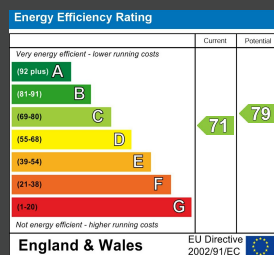


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1023940)



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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