

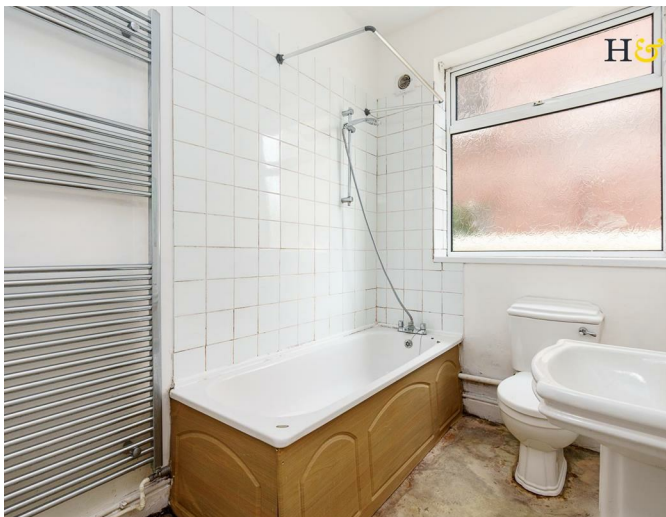


Langdale Road
Hove
£265,000

HEALY
& NEWSOM

EST. 1990





Langdale Road, Hove, BN3 4HR

A delightful ground floor garden flat, built in the early 1900s, spacious accommodation with a long lease remaining, a share of the freehold and no onward chain. All the rooms are a generous size and the flat feels spacious throughout.

The location is simply unbeatable, situated in an avenue that leads directly to Hove seafront, making it ideal for leisurely strolls along the promenade or enjoying the stunning coastal sea views.

As you step into this property, you are greeted by a good size entrance hall, the spacious west facing reception room is bright and has a bay window with views over the front garden, a perfect room for entertaining guests or simply relaxing after a long day. The double bedroom is another excellent sized room with a door opening to the private rear patio garden. The kitchen is in need of updating yet is spacious and exceptionally bright with two large west facing windows, there are fitted units to two sides which include an integrated fan oven and gas hob.

In addition to the rear east facing patio there is a paved, low maintenance west facing garden to the front of the property, offering outdoor space ideal for enjoying the evening sun or a blank canvas for anyone wanting to add pots or flower beds to create a greener garden space.

With a share of freehold and a long lease remaining, this flat offers security and peace of mind for its new owners.

Location

Langdale Road is a tree lined street leading from New Church Road in a southerly direction to Hove seafront, esplanade and the Rockwater venue. There is a great community feel with

events held by locals throughout this area. To the other side of New Church Road is Richardson Road with a local community of shops, businesses include an independent barbershop, butchers, organic green grocers, bakers, Drury's coffee house, hairdressers and beauticians.

Hove promenade is less than a minute away while along leafy New Church Road is George Street, Hove's central shopping district. The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldrington station.

Additional Information

EPC rating: D

Internal measurement: 516 Square feet / 48 Square meters

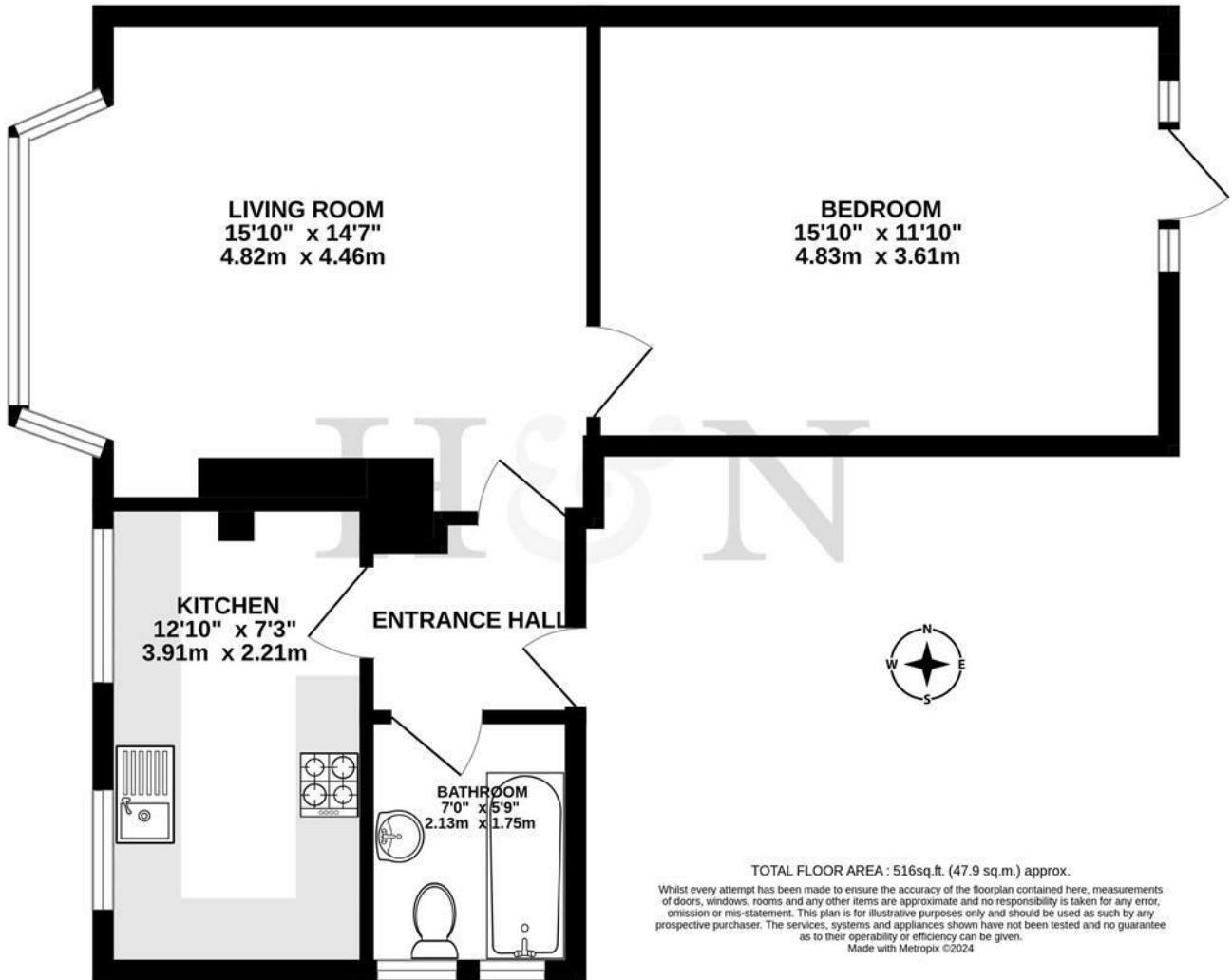
Tenure: Share of Freehold - remainder of a 999 years from 1994

Service charge: Self managed - £80 per month (includes annual building insurance)

Council tax band: B

Parking zone: R

GROUND FLOOR



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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