



Lansdowne Road
Hove

HEALY
& NEWSOM

EST. 1990







Lansdowne Road, Hove, BN3 1FY

£180,000

We are pleased to have for sale this bright, cosy yet spacious, well looked-after studio, a stone's throw from the sea! Conveniently located within walking distance of many local coffee shops, pubs, bars and restaurants, St Anne's Well Park, and only a 20 min walk from both Hove and Brighton stations – this property is perfect to live in to enjoy the best of the city, or for commuting in and out of Brighton! The property would make a brilliant buy-to-let investment, first home or pied a terre.

The studio itself is located on the ground floor, and comprises of a good-sized main studio room, with large, double glazed, south-facing window. The studio benefits from a separate kitchen which has a breakfast bar – perfect for a morning coffee! The kitchen has a good amount of storage, electric oven and is neutrally decorated. The bathroom is also a good size and has a bath with shower over. The bathroom is modern and neutral. The hallway has a large storage cupboard housing the washing machine, so the studio is fully equipped! The property has gas central heating.


Additional Information

Leasehold - 113 years

Council tax band A

Service charge £1125 per annum

Ground rent £200 per annum



Lansdowne Road, Hove



Approximate Gross Internal Area = 27.75 sq m / 298.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

HEALY & NEWSOM

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk