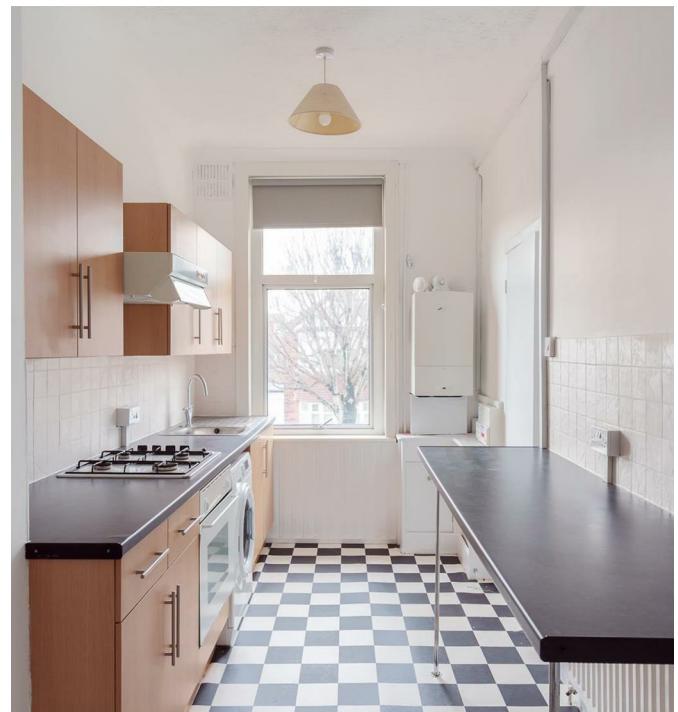




Langdale Road  
Hove

HEALY  
&NEWSOM

EST. 1990



H&N



# Langdale Road, Hove, BN3 4HR

Guide price £300,000

Situated in a sought after location near Hove seafront, this charming flat offers a delightful blend of character and potential. Upon entering the ground floor entrance hall, communal stairs lead you up to the first-floor with an exquisite Victorian hand painted window to one side. As you enter the property you are welcomed into a bright west facing living room adorned with a feature bay window that overlooks the picturesque, tree-lined street. The high ceilings and original cornice add a touch of elegance, while a built-in cupboard provides practical storage solutions. There is gas central heating to radiators fitted throughout the property.

The kitchen is well-equipped with a range of fitted storage, a gas hob, built-in oven and breakfast bar, making it a functional space for culinary enthusiasts. There are two double bedrooms, one with built in cupboard and mezzanine level storage, both bedrooms have pleasant rear aspect views, ensuring a peaceful retreat from the hustle and bustle of daily life. The bathroom is fitted with a bath featuring a shower mixer tap, pedestal wash hand basin and W.C., catering to all your daily needs.

This flat is sold with no onward chain and benefits from a long lease, presenting an excellent opportunity for those looking for a home or investment. While the property does require some updating, it offers a blank canvas for you to create your ideal home in a vibrant and desirable location. Don't miss the chance to view this lovely flat and envision the possibilities it holds.

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## Location

Langdale Road is a tree lined street leading from New Church Road in a southerly direction to the beach, nearby is Richardson Road with a local community of shops and businesses that include an independent barbershop, butchers, green grocers, Drurys coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community, there are also comprehensive shopping facilities found in Boundary Road and Church Road, Hove. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increased biodiversity. Wish Park with it's café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

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

(outgoings as advised by our client)

EPC rating: C

Internal measurement: 653 Square feet / 60.7 Square meters

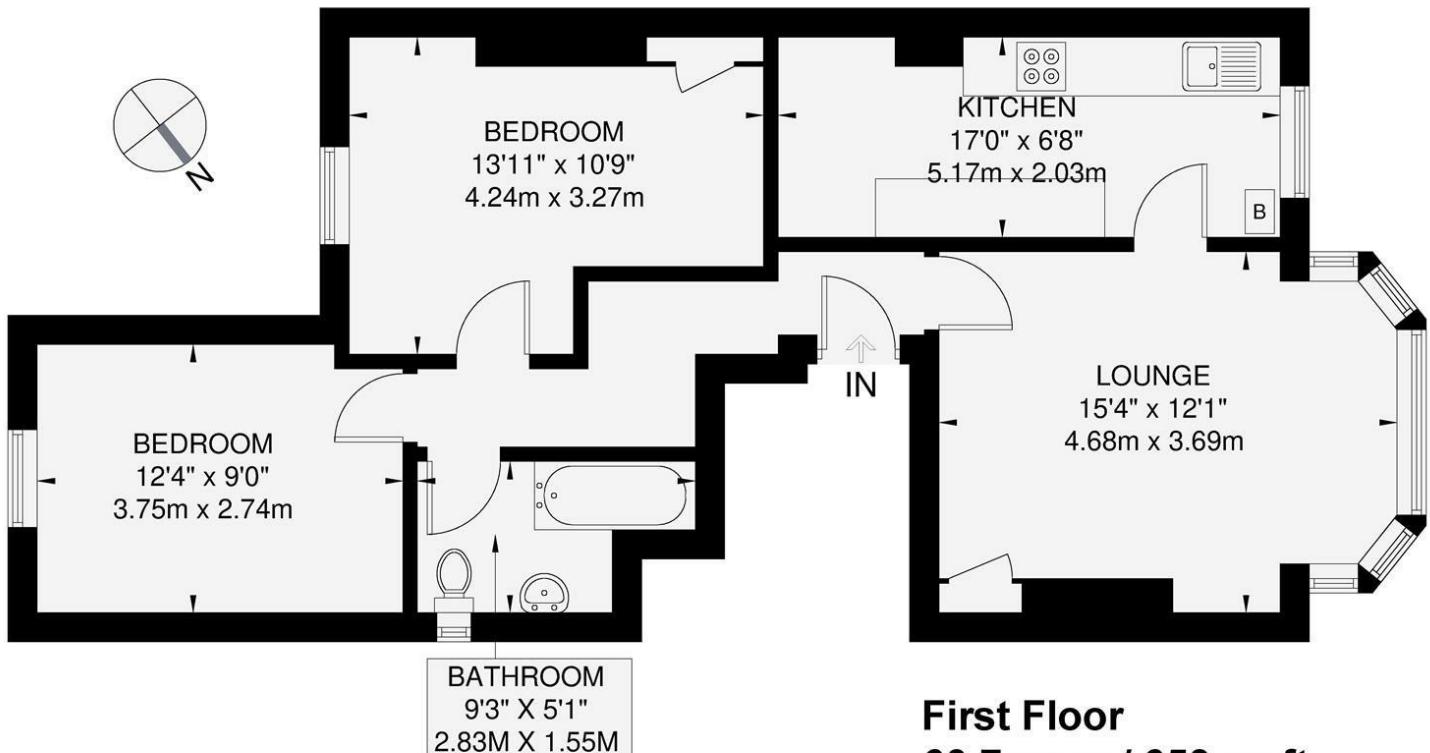
Tenure: Leasehold - 125 years from 1st October 2024

Service charge: approximately £1,477

Ground rent: Peppercorn / Nil

Council tax band: A

Parking zone: R



**First Floor**  
**60.7 sq m / 653 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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## 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 an 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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