



44 Lansdowne Place

Hove, BN3 1HH

Guide price £1,500,000

The property includes versatile living accommodation, such as a self-contained apartment on the lower ground floor. The main house, spread over the upper floors, features five double bedrooms, one single bedroom, and three large reception rooms, including a beautiful drawing room. The decor throughout is modern and neutral, with some period features like fireplaces in the principal rooms. While it's ready to move into, the property is a blank canvas, providing ample opportunity for personal touches. Unlike many of its kind that have been converted into apartments, this townhouse remains largely a single dwelling.

The staircase to the lower ground floor could easily be restored, creating one unified property if desired. The home's grand scale is immediately impressive upon entry. The high ceilings, intricate decorative corbels, and the flow of space through the house create an inviting atmosphere. A striking mahogany banister sweeps up all four floors in a continuous curve, complemented by rich midnight-blue carpets.

On the ground floor, two spacious reception rooms have been opened up to allow natural light to flood through from east to west. Currently serving as a formal dining room and a cozy living room, these rooms are flexible in their use. The large sash windows at the front curve with the building, letting in beautiful afternoon light. The modernized kitchen runs along the hall and features sleek white gloss units for ample storage. The integrated oven, gas hob, and dishwasher blend seamlessly into the space, while open stainless steel shelving adds a professional touch. Adjacent to the kitchen, the utility room provides additional storage and space for a washer, dryer, and fridge freezer. It also houses an energy-efficient Worcester boiler and gas central heating system.

A charming walled courtyard garden sits just outside, offering a peaceful retreat for outdoor dining or relaxation. The shingle flooring gives a nod to the nearby beach, and the garden is low-maintenance, perfect for a busy lifestyle.

Upstairs, the first-floor half landing leads to a large bathroom with both a shower and bathtub, along with heated towel rails and a spacious storage cupboard. A few steps lead to a double bedroom with high ceilings and serene garden views. The impressive drawing room is situated on the first floor, where tall, floor-to-ceiling windows flood the room with light and open to three Juliet balconies. With ample space for relaxation and entertaining, the room also boasts a grand marble fireplace as a central feature. Another quiet double bedroom is located on the second-floor half landing. The master bedroom, located on the second floor, is spacious and follows the natural curve of the building. Next to it, a large family bathroom features two shower cubicles, a convenient addition for busy families. A door connecting the master bedroom and bathroom could be reinstated to create a Jack & Jill en suite. The third floor offers three more bedrooms—two doubles and one large single—along with a stylish shared bathroom that includes a shower over the bath.

Lower Ground Floor Apartment. This self-contained apartment on the lower ground floor presents an excellent investment opportunity, easily rentable for immediate income. It is also ideal for families with elderly relatives or young adults seeking independence while remaining close. The apartment's main bedroom enjoys natural light from a large picture window, while the bathroom is conveniently located next door. The living room opens to a newly decked courtyard garden, perfect for entertaining in warmer months. Inside, the apartment offers plenty of space for living and dining, and the kitchen is fully equipped with modern appliances and storage. It also has its own separate gas central heating system, independent of the main house.

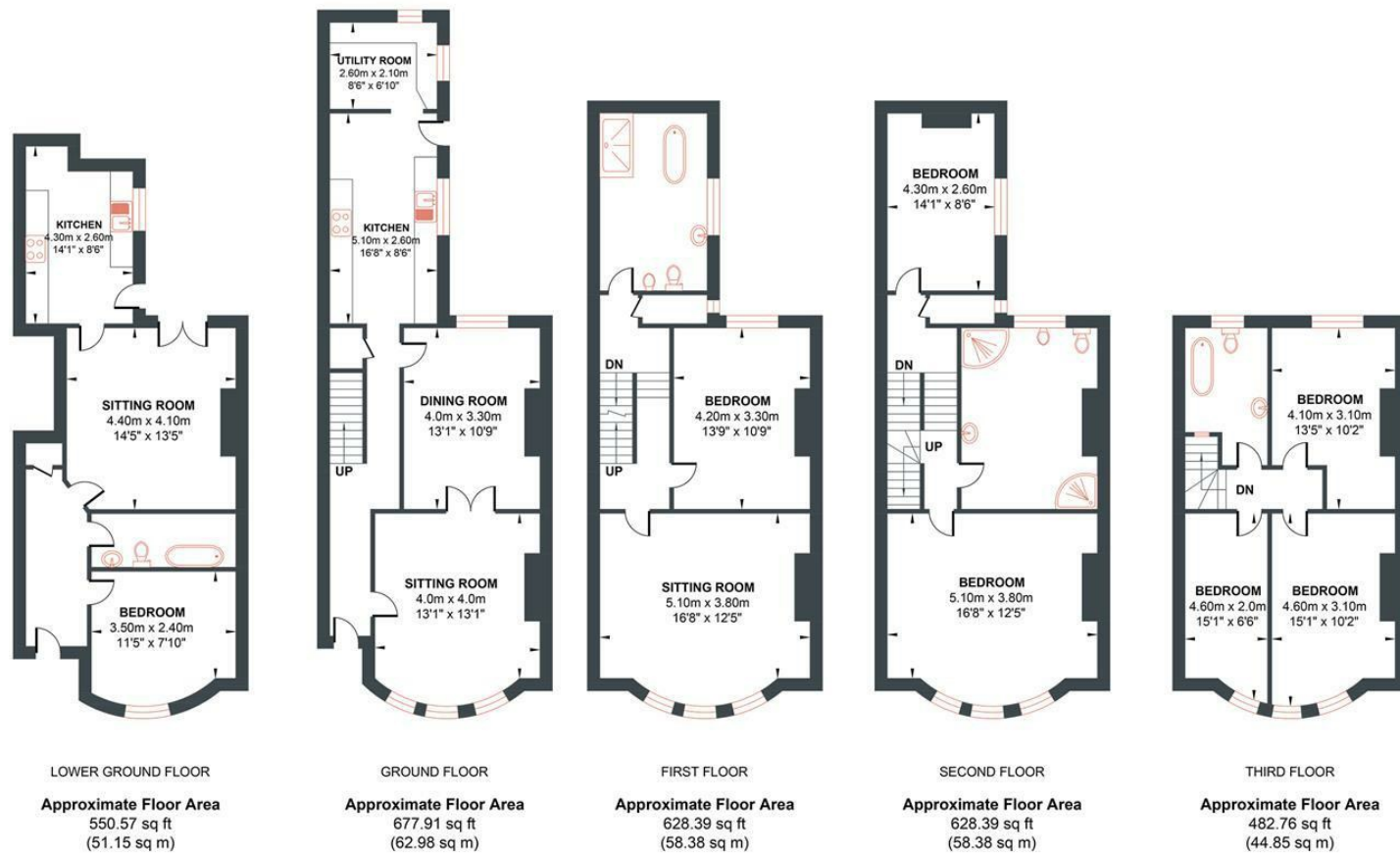


- Regency Period Townhouse
- Original Period Features
- 6 Bedrooms
- Courtyard Garden
- Conservation Area
- Self-Contained One Bedroom Flat
- Freehold
- 3 Bathrooms
- Listed
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	62	
England & Wales		EU Directive 2002/91/EC

LANSDOWNE PLACE

Approximate Gross Internal Area = 275.74 sq m / 2968.04 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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