

# Lawrence Road

## Hove

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COMMERCIAL



# Lawrence Road Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Asking Price £375,000

Beautifully Proportioned Period One-Bedroom Apartment on Tree-Lined Avenue

Set on a prominent corner plot of a charming, tree-lined avenue, this elegant one-bedroom period apartment offers exceptional proportions, a wealth of original features, and an enviable location just moments from Poets Corner.

A grand and expansive entrance hall sets the tone, leading into an impressive reception room with soaring ceilings, intricate cornicing, ceiling roses, and a striking fireplace. A large bay window floods the room with natural light, creating a warm and inviting atmosphere.

The spacious double bedroom mirrors the reception in grandeur, featuring another elegant fireplace and a generous bay window.

Throughout the property, you'll find beautifully preserved period features including original wood floorboards, high ceilings, ornate detailing, fireplaces, and large sash windows. The well-sized kitchen diner, complete with two windows and high ceilings, offers plenty of scope for culinary creativity. A good-sized bathroom and additional storage cupboards in the hallway complete the layout.

While the apartment would benefit from modernisation, it presents a rare opportunity to restore and enhance a truly charming home with timeless character.

Ideally located on a peaceful residential street close to the vibrant Poets Corner neighbourhood, the property is surrounded by a fantastic array of independent cafés, pubs, bakeries, restaurants, and essential amenities, alongside excellent rated local schools. Aldrington train station is just a short walk away, offering fast connections to London, while the seafront—with its recently regenerated leisure and entertainment options—is also within easy strolling distance.











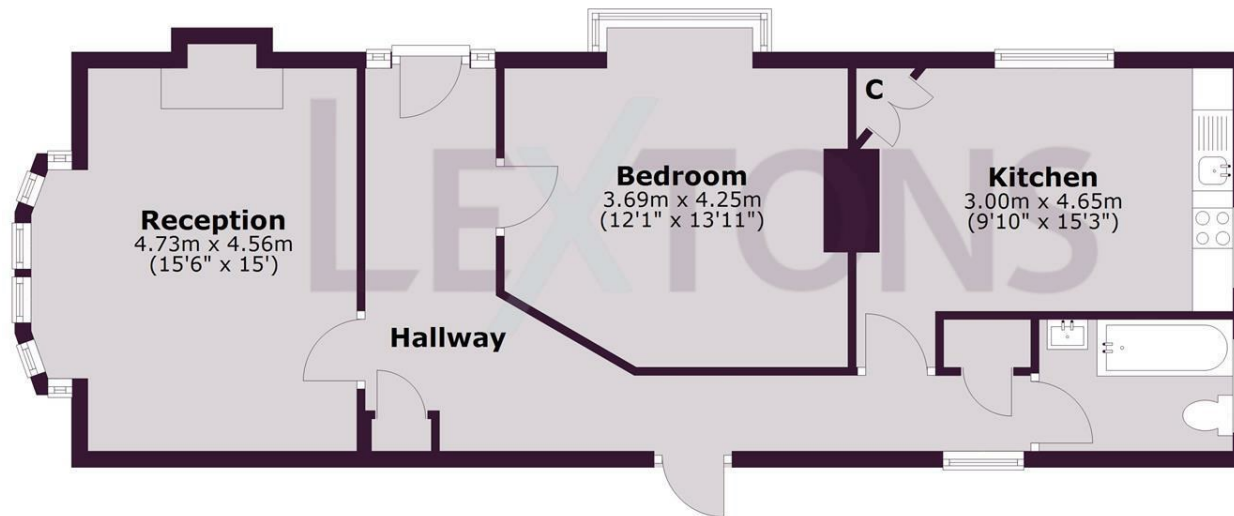


SCAN HERE TO OFFER ON THIS PROPERTY



## Ground Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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