

# Lansdowne Place

## Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

Situated on a prominent avenue in central Hove, this bright and spacious one-bedroom garden apartment offers a blend of tranquillity, privacy, and convenience—just moments from the seafront and the vibrant amenities of Western Road.

Set peacefully at the rear of the building, the apartment is quietly tucked away from the road, providing a calm and secluded living environment. A long entrance hall leads into a generously sized reception room, beautifully illuminated by natural light and featuring French doors that open onto a south-facing patio courtyard.

The double bedroom, accessed directly from the living space, includes built-in storage and a south-facing window, ensuring an abundance of daylight throughout the day. A good sized bathroom and a well-designed, separate modern kitchen—conveniently positioned off the hallway—complete the well-balanced layout.

Perfectly located, the apartment sits just a short stroll from the lively cafés, restaurants, and boutiques of Western Road and Church Road. The seafront is just minutes away, with the sea visible from your doorstep, while St. Ann's Well Gardens and other green open spaces are also within easy reach. Both Brighton and Hove railway stations are close by, offering fast and frequent links to London and beyond.

## Lansdowne Place Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



### Ground Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



**Bedroom**  
4.60m x 2.74m  
(15'1" x 9')

**Reception**  
4.60m x 4.18m  
(15'1" x 13'9")

**Hallway**

Total area: approx. 54.2 sq. metres (583.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
Created for exclusive use for Lextons. All rights reserved.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk