

Flat 2, 80 Langdale Road Hove BN3 4HP

Asking Price Of £270,000

- SHARE OF FREEHOLD
- WEST FACING GARDEN
- PRIVATE STREET ENTRANCE
- DOUBLE BEDROOM
- ENSUITE SHOWER ROOM
- KITCHEN
- WEST FACING LIVING ROOM
- DESIRABLE LOCATION

This charming ground floor garden flat is set in a prime residential location just off New Church Road, only a few minutes' walk from Hove seafront.

Accessed via its own private street entrance, the property opens into a well-proportioned separate kitchen. The accommodation includes a spacious double bedroom with an ensuite shower room and a bright living area featuring a UPVC double-glazed bay window overlooking the garden.

A real highlight is the delightful west-facing rear garden, offering both seclusion and plenty of afternoon sun-perfect for relaxing or entertaining.

Situated in this highly sought-after residential location just off New Church Road, the property is only a short walk from Hove seafront. Hove mainline station, with direct links to London, along with a wide range of cafes, restaurants, and shopping facilities, are all within easy reach.

PRIVATE STREET ENTRANCE

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboard under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, space for washing machine and fridge/freezer, tiled splashback, UPVC double glazed window.

LIVING ROOM UPVC west facing bay window, radiator.

BEDROOM Fitted double cupboard housing 'Glow Worm' gas fired boiler, UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled walls and floor, UPVC double glazed window.

OUTSIDE

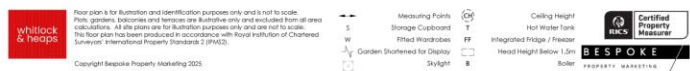
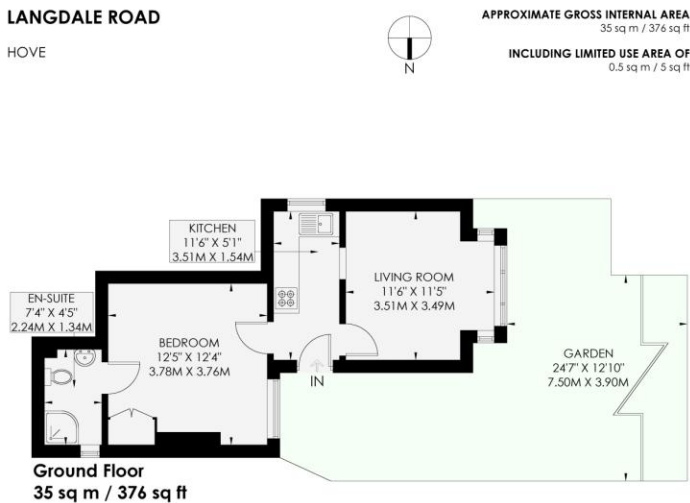
WEST FACING GARDEN Decked area leading to section with established shrubs.

OUTGOINGS SHARE OF FREEHOLD

Lease Remainder of the 999 year lease.

Maintenance £50 pcm.

Council Tax Band A (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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