



Lansdowne Place, Hove

Guide Price
£350,000
Share of Freehold

- SPACIOUS ONE BEDROOM APARTMENT
- UNDERFLOOR HEATING
- STUNNING ORIGINAL FEATURES
- WEST FACING BALCONY
- SHARE OF FREEHOLD

Robert Luff & Co are delighted to bring to market this spacious one bedroom, first floor apartment situated within a stunning Regency building. Accommodation offers; open planned kitchen / lounge, one double bedroom and a family bathroom. This light and airy flat has kept its stunning original features such as cornicing, large sash windows and an open fireplace. The flat also benefits from from having underfloor heating

Lansdowne Place is situated off Western Road and Church Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques and the property is just 400 metres from the seafront. Both Brighton and Hove mainline stations are approximately 0.7 miles away.

Robert
Luff & Co
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T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Open Planned Kitchen / Lounge / Diner 18'10" x 18'10" (5.74m x 5.74m)

Underfloor heating, laminate flooring, open fireplace, three original sash windows leading to West facing balcony, cornicing, kitchen with a mix of wall and base units, integrated washing machine, integrated oven with hob, integrated dishwasher, extractor fan, space for fridge freezer

Bedroom 10'5" x 9'8" (3.18m x 2.95m)

Laminate flooring, wall mounted radiator, large sash window, cornicing, built in wardrobes

Agents Notes

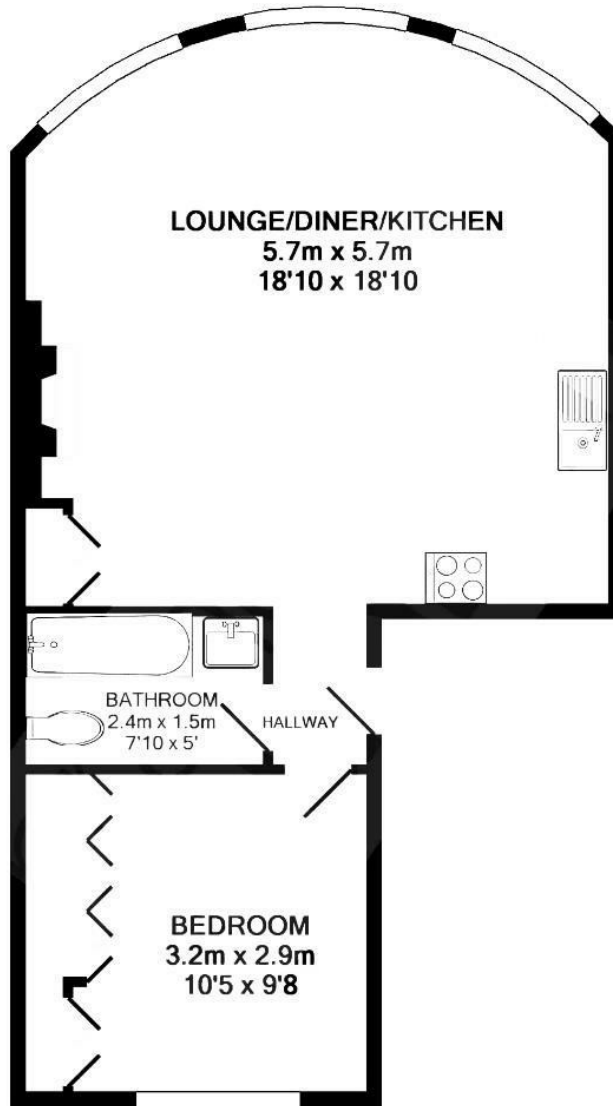
Tenure: Share Of Freehold

Maintenance: £2000 Per Annum

Council Tax Band: B

EPC: C





TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (498 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.