



**hamlyn
smith.**

Lansdowne Road, Hove, BN3 1DP

£250,000

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1 Bedroom



1 Reception



1 Bathroom

Situated on Lansdowne Road, just a short walk from the city centre, this well-positioned apartment is perfect for anyone looking to create a stylish home in the heart of Brighton & Hove. Set within an elegant period building, the property is arranged over the ground and first floors of a converted townhouse and includes a spacious living room, separate kitchen, one double bedroom and a generously sized shower room.

- One bedroom apartment
- Split over two floors
- New carpets and decorated throughout
- City centre location
- New lease to be granted upon completion
- No onward chain
- EPC rating - C
- Council tax band - A





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The front door opens into a grand reception room, where tall sash windows within a wide bay flood the space with natural light. Adjacent to this, the kitchen is fitted with cream units and beech-effect worktops, with an integrated electric oven, four-burner gas hob, space for a fridge and washing machine, and a wall-mounted Worcester combination boiler.

A staircase rises from the living room to the first floor, where the bright double bedroom also benefits from a wide bay window and includes a fitted wardrobe. Next door, the large shower room has a white suite comprising a low-level WC, handbasin, and thermostatic shower. Off the first-floor landing, there is a door to a lobby which could be used for storage but also provides direct access to the first floor communal landing. A full interior and exterior decoration of the building took place in 2024.

Lansdowne Road is just moments from the lively restaurant and shopping areas on Western Road. From here, you can easily walk into the city centre, passing by independent retailers, cafés, and restaurants on the way. Or drop down one block to the south, and take the seafront route past the bandstand, the i360, and Shelter Hall, to the Palace Pier. Close by, to the north of the property, St Ann's Well Gardens is one of the city's much-loved parks and has a café and tennis courts.



Ground Floor

Approx. 22.2 sq. metres (238.8 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.1 sq. feet)

Total area: approx. 44.6 sq. metres (479.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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