

## hamlyn smith.



2 Bedrooms



1 Reception



2 Bathrooms

Located on the sought-after
Lansdowne Place in Hove, this
spacious and beautifully presented
two-bedroom flat enjoys an enviable
position—just moments from the
seafront and a short stroll to the
vibrant shops, cafés, and restaurants
of Western Road.

- 1/2 Bedroom Apartment
- Modern Finish
- Moments Away From Seafront
- Energy Rating E
- Council Tax Band B
- Parking Zone M
- Patio Garden
- Part-Furnished









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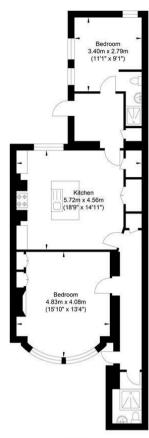
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Inside, the flat features two generously sized rooms, offering flexible living options ideal for professional sharers, couples, or those in need of a dedicated home office. The rear bedroom benefits from a stylish en-suite shower room, while a contemporary main bathroom serves the rest of the home.

The bright and welcoming living area provides a comfortable space to unwind or entertain guests. A separate modern kitchen is fully equipped with ample storage and workspace, perfect for those who enjoy cooking in a dedicated space.

A standout feature is the private patio garden—an inviting retreat ideal for alfresco dining, morning coffee, or relaxing on warm summer evenings.

## **Lansdowne Place**





Basement Approximate Floor Area 811.06 sq ft (75.35 sq m)

Approximate Gross Internal Area = 75.35 sq m / 811.06 sq ft Illustration for identification purposes only, measurements are approximate, not to scale. Copyright GDImpact 2021

