



Lansdowne Place, Hove, BN3 1FL  
**£2,600 Per Calendar Month**

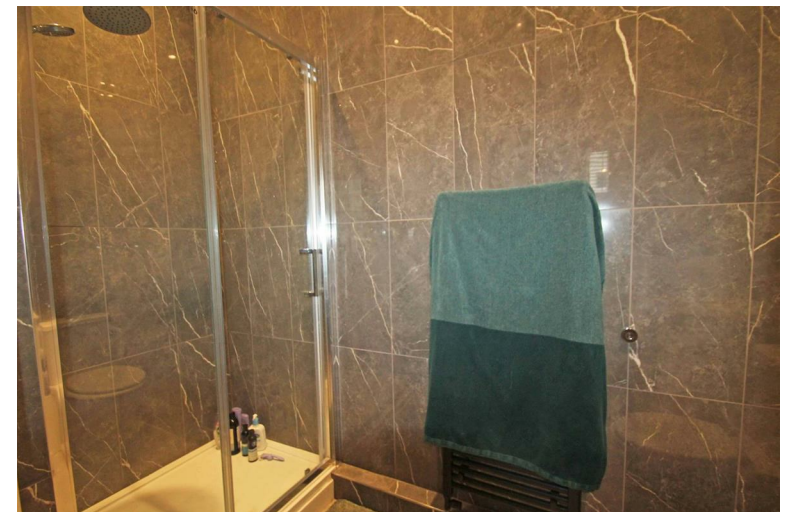


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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

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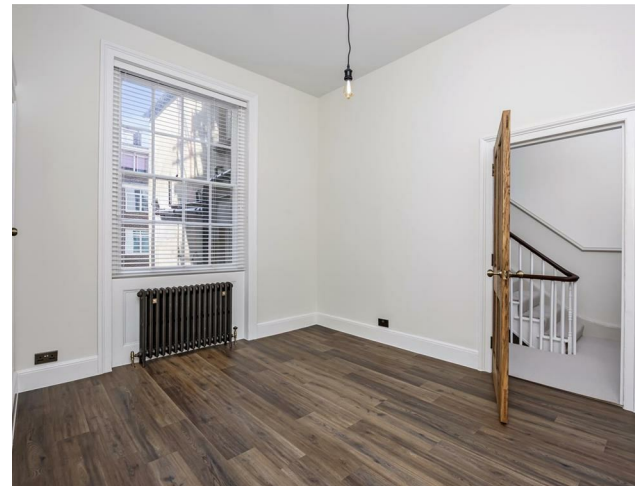
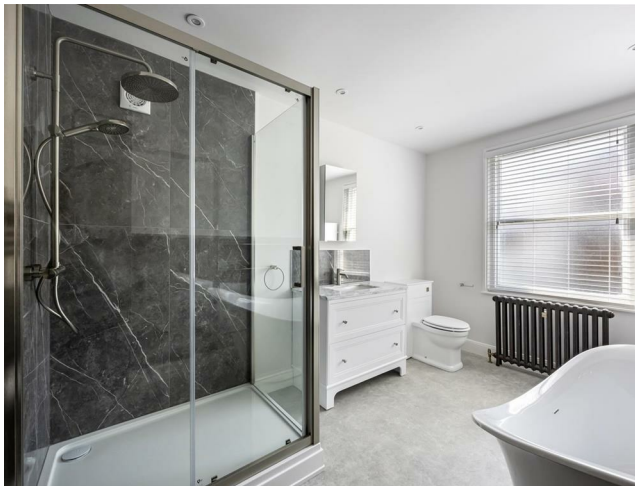
## Further Information

Arranged over three floors with the entrance at ground floor level and living accommodation on the the first and second floors of an elegant period building, this lovely maisonette offers almost 1500 square feet of stunningly designed living space, combining original period features with a high-specification finish throughout.

On the first floor level there is a highly impressive extremely light and spacious drawing room with beautiful engineered wood flooring, very high ceilings and access on to a private balcony. There is also a very high quality kitchen with integrated appliances.

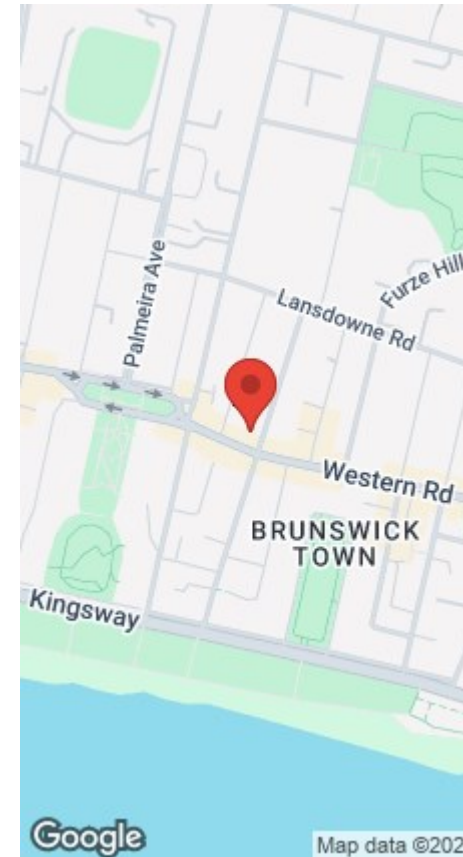
The first floor also features a magnificent family bathroom including a freestanding bath plus a walk-in shower and twin wash basins. On the top floor is the main bedroom with en-suite shower room and two further double bedrooms ideal for a work from home office, guest room or childrens rooms.

This beautifully maintained apartment is part of a highly impressive restored period building on Lansdowne Place. Lansdowne Place is seconds from local restaurants, cafes, bars, supermarkets and Hove Beach. The flat is available immediately **UNFURNISHED**



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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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

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