



Lansdowne Place, Hove BN3 1FJ

**GUIDE PRICE - £400,000 - £425,000 **

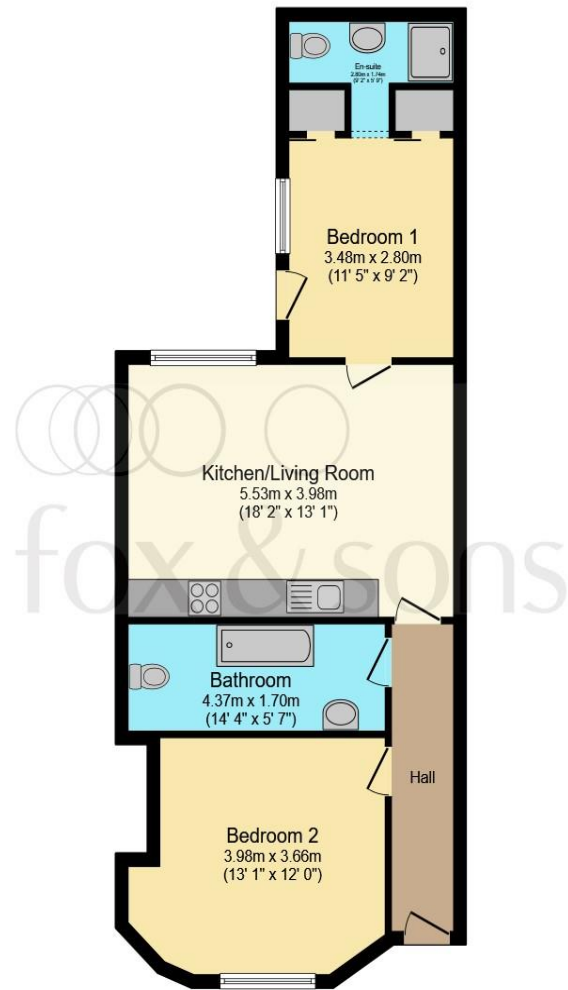
Beautifully presented two bedroom apartment in the popular location of Hove.

welcome to

Lansdowne Place, Hove

We are delighted to offer new to the market this beautifully presented two bedroom, two bathroom apartment in a fantastic location in Hove. Set in an attractive grade II listed building just moments away from the beach this property has everything to offer right on your doorstep. Being just a few minutes walk from Western Road you have an array of all local amenities just around the corner. Access is via your own private entrance and a private patio garden to the rear. Benefitting from high ceilings and fantastic condition throughout this property requires no work and is ready to move straight into.





Total floor area 65.9 m² (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lansdowne Place, Hove

- Beautifully presented 2 bedroom apartment
- Attractive Grade II listed building
- Popular location on Lansdowne Place
- Moments away from the beach
- Walking distance to Hove and Brighton station
- All local amenities just a few minute walk away
- Private patio garden

Tenure: Leasehold EPC Rating: Exempt Council Tax Band: B Service Charge: £3094.56 Ground Rent: £150

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114263



Property Ref:
BHF114263 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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