



Lansdowne Place, Hove, BN3 1HF  
**£675,000 - £700,000 Guide**



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Lansdowne Place, Hove, BN3 1HF

**£675,000 - £700,000 Guide**

A stylish and beautifully presented three-bedroom maisonette, occupying the top two floors of this attractive grade II listed building, just moments from Hove seafront. The property is offered for sale in excellent decorative order throughout and greatly benefits from a roof terrace with stunning sea views.







## Further Information

Arranged over three floors, the accommodation comprises on the first floor an entrance hall with stairs leading to a half landing with recessed light and radiator, and a bedroom with Velux skylight and en suite shower room. Stairs lead up to a further double bedroom with en suite, and a stunning open plan living room/kitchen with modern kitchen featuring a composite worktop, electric oven and hob, wine cooler and recessed lighting. To the third floor, there is a large landing currently set up as a study area, luxury bathroom with separate double shower cubicle, and master bedroom with eaves storage and doors to the roof terrace with stunning sea views. The property is presented in excellent decorative order throughout and benefits from a share of freehold and bright and spacious accommodation throughout.

Lansdowne Place in Hove is a coveted location near the seafront, featuring a mix of Victorian charm and modern convenience. The area boasts elegant architecture, including many historic buildings like the Grade II listed property mentioned. Residents enjoy a vibrant neighborhood with cafes, restaurants, and shops on Church Road and Western Road, along with easy access to nearby transport options. The beach promenade is within reach, perfect for leisurely walks and scenic views of the sea. Lansdowne Place offers a desirable blend of history, coastal living, and accessibility in Hove.

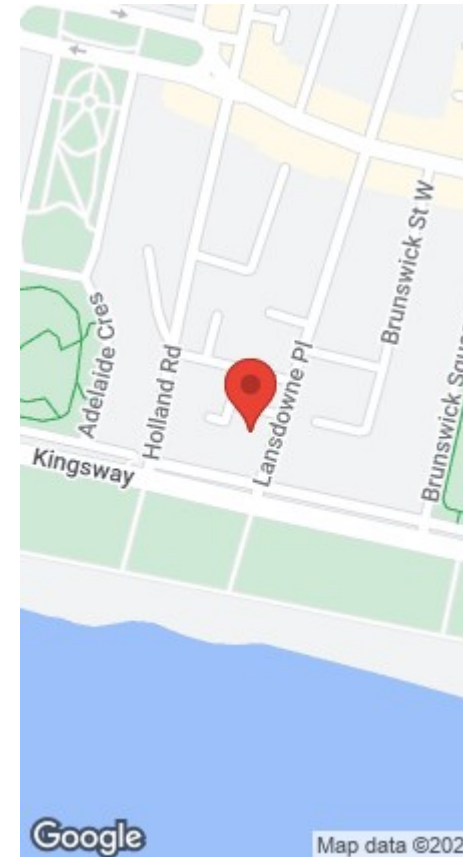
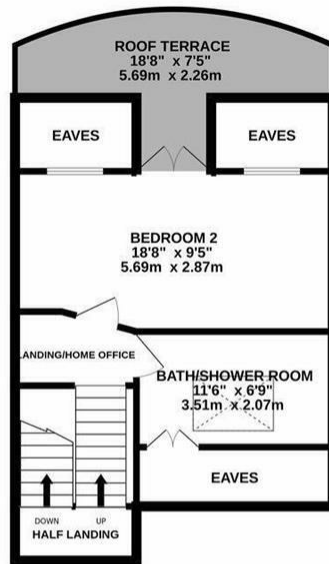
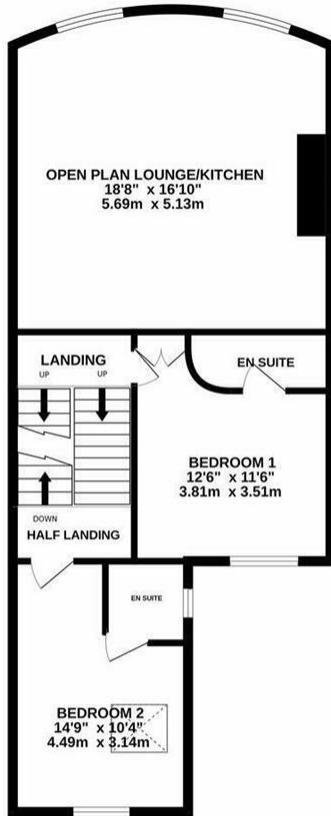
**GOLDINLEMCKE**

01273 777123  
GOLDINLEMCKE.COM

FIRST FLOOR  
3946 SQ FT (362 SQ M) approx.

SECOND FLOOR  
737 SQ FT (68 SQ M) approx.

TOP FLOOR  
452 SQ FT (41 SQ M) approx.



**GOLDIN LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002