



Lansdowne Place, Hove, BN3 1FP
£400,000 - £425,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Lansdowne Place, Hove, BN3 1FP

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A fantastic two-bedroom flat occupying the entire lower ground floor of this beautiful period property, ideally located on one of Hove's most sought-after roads just moments from the seafront. The flat is well presented throughout and benefits from a private patio and immediate vacant possession.

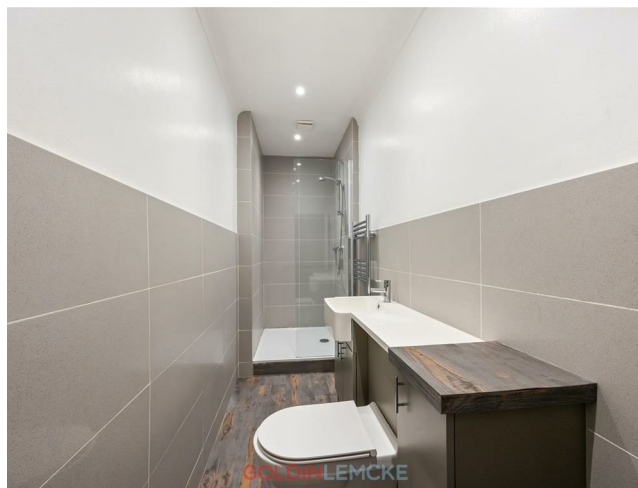




Further Information

With its own private entrance, the accommodation comprises a wide entrance hall, bright and spacious east-facing bedroom, modern shower room, generous living room with French doors opening onto the west-facing patio, contemporary fitted kitchen with integrated appliances, and a second bedroom overlooking the patio. The property is offered for sale in good decorative order with a share of freehold, and early viewing is strongly recommended.

Lansdowne Place is one of Hove's most desirable addresses, moments from the seafront and a short walk from Western Road with its wide selection of shops, cafes, and restaurants. Excellent bus services provide easy access across the city, while Hove Station is within easy reach for direct connections to London and Gatwick.



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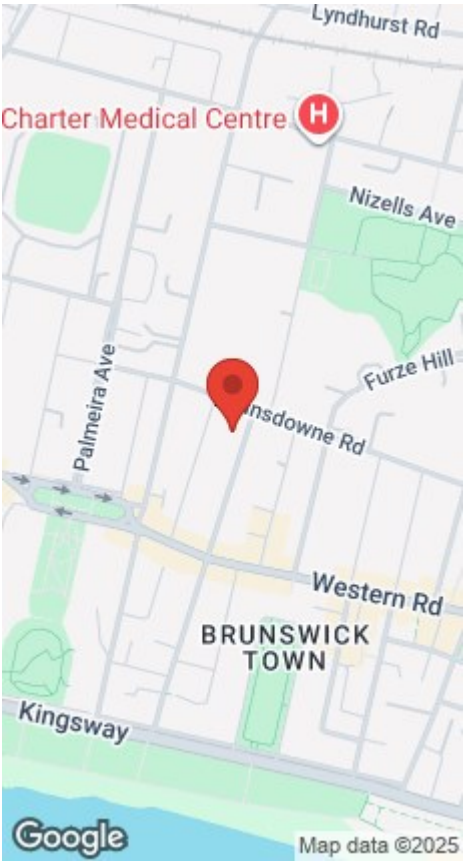
Lansdowne Place



Lower Ground Floor Flat
Approximate Floor Area
750.24 sq ft
(69.70 sq m)



Approximate Gross Internal Area = 69.70 sq m / 750.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales	EU Directive 2002/91/EC	

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