Lansdowne Place
Hove

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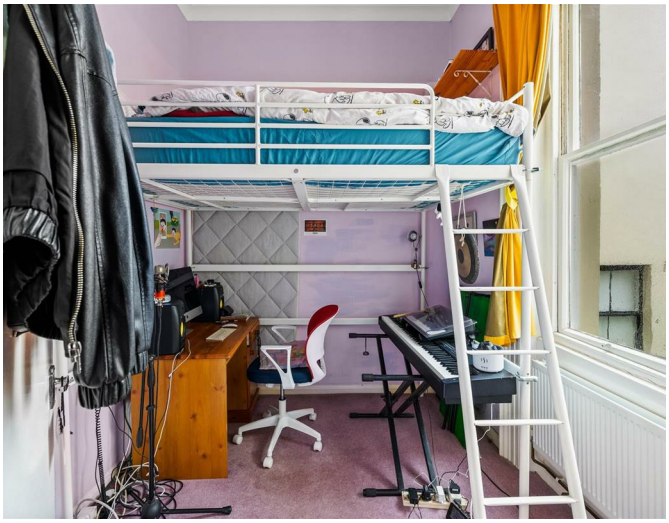
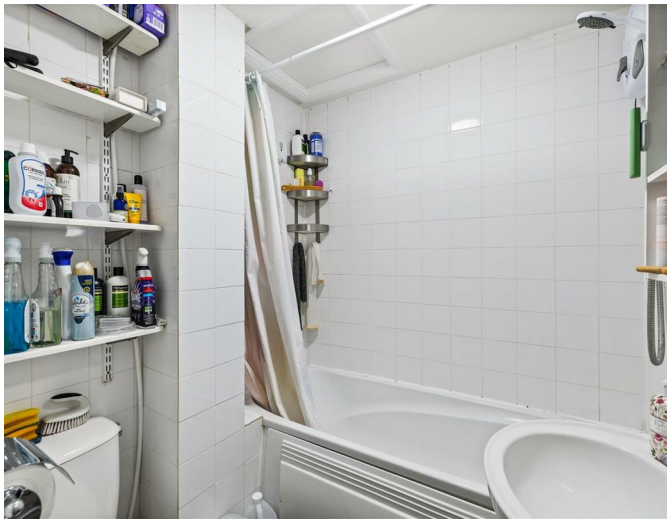




Lansdowne Place, Hove, BN3 1FN

£190,000

A first-floor flat that offers a unique opportunity to reside in a stunning Victorian building dating back to 1840. With a total area of 427 square feet, this one-bedroom property is situated within a highly desirable conservation area, making it an ideal choice for those seeking both character and convenience.

As you approach the flat, you are greeted by a beautiful Minton tile path leading to the communal entrance, where you will find the staircase that ascends to the first floor flat. Upon entering, the entrance hall welcomes you into an inviting open-plan kitchen and living room area, which boasts dual aspect windows that fill the space with natural light and provide lovely westerly views of the surrounding trees.

The kitchen is thoughtfully designed with white fitted units and space and provision for a fridge and washing machine, complete with an integrated oven and gas hob, making it a perfect space for culinary enthusiasts. The double bedroom, also facing west, offers a serene retreat, and in the hall there is built-in storage to maximise space and organisation.

The bathroom features a bath with an electric shower overhead, ensuring both comfort and practicality. Additionally, a loft hatch provides extra storage, catering to your needs for space.

This property is sold with a recently extended Lease with no ground rent payable and no onward chain, making it an attractive proposition for buyers looking to invest in a prime location. With impressive Victorian architecture and sea views at the end of the road, this flat is a convenient and practical home in a historic location.

Location

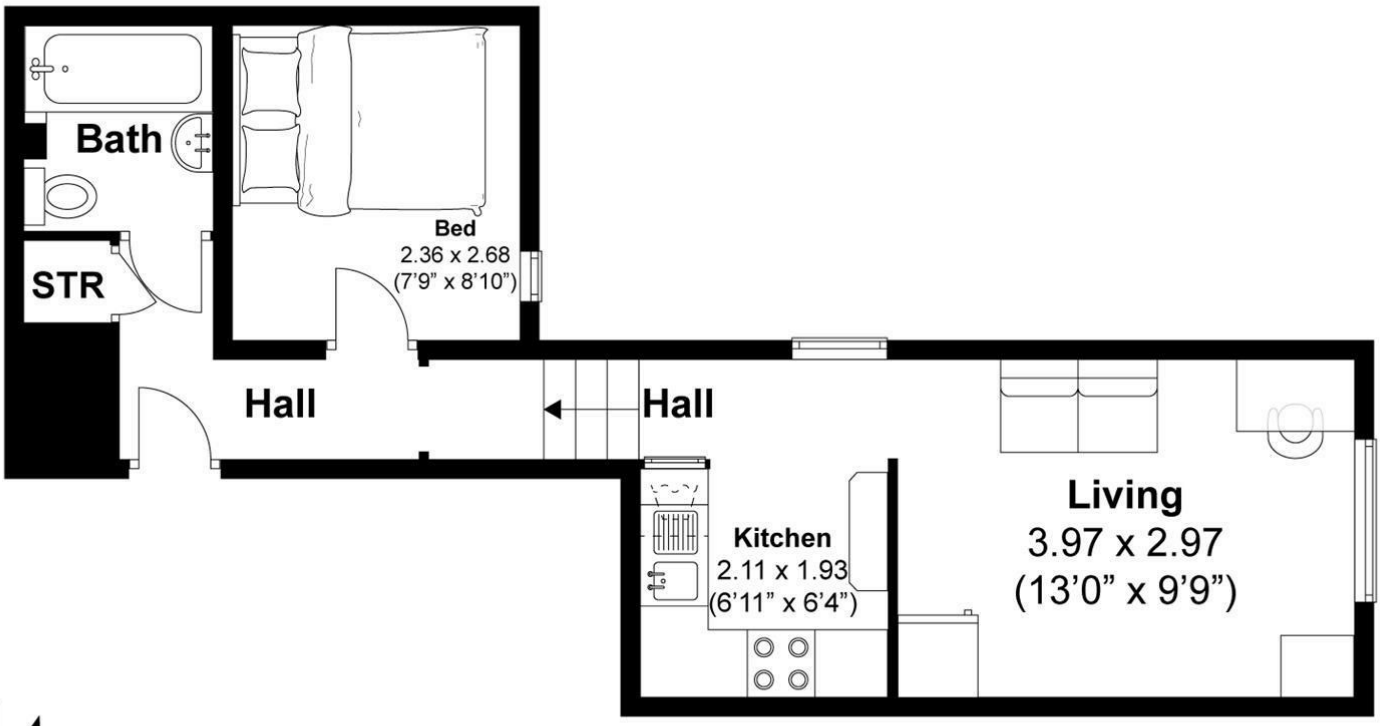
Lansdowne Place is within Brunswick Town conservation area, the property is situated in a convenient location with easy access to Hove promenade and beach which is less than half a mile in distance. Along the promenade there is the King Alfred Leisure Centre, i360 attraction and Brighton Pier. There are many shops and eateries in nearby Western Road with its main shopping thoroughfare, the convenient location also offers excellent road links and bus routes as well as a vast array of amenities in Brighton and Hove. Hove mainline train station is just over one mile away and Brighton station approximately 1.1 miles in distance, providing direct access to London Victoria and surrounding areas for those who need to commute.

Additional Information

(Outgoings as advised by our client)
Tenure: Leasehold - approximately 170 years remaining (recently extended to 2196)
Internal measurement: 39.7 Square metres / 427 Square feet
Service Charge: £1,600 PA, includes building insurance. No ground rent payable.
EPC Rating: D
Parking Zone: M
Council Tax Band: A

Lansdowne Place, Hove

Approximately 39.7 sqm (427 sqft)



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Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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