



## Ground Floor Flat 22 Langdale Gardens

Hove BN3 4HG

Asking Price Of £525,000

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN
- CONSERVATORY
- LIVING ROOM
- WEST FACING GARDEN
- SHARE OF FREEHOLD

Situated on a highly sought-after, tree-lined road, this beautifully presented Edwardian ground floor apartment offers a perfect blend of period character and modern convenience. Benefiting from its own private street entrance, the property provides a sense of privacy and independence rarely found in apartments.

The accommodation comprises two generously sized double bedrooms, a stylish shower room, and a spacious living room ideal for both relaxing and entertaining. The well-appointed kitchen flows seamlessly into a bright conservatory, creating an inviting space that overlooks and opens onto the delightful west-facing rear garden perfect for enjoying afternoon and evening sunshine.

The location is superb, with Hove seafront just a few minutes' walk away, as well as the recently upgraded Hove Beach Park. Hove mainline station, along with a fantastic selection of local shops, cafés, and restaurants, are all within easy reach, making this an ideal home for commuters and lifestyle buyers alike.

## PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Exposed wood floor, radiator, understairs cupboard.

**KITCHEN** Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric cooker, appliance space, 'Worcester' gas fired boiler, tiled floor.

**CONSERVATORY** Part brick built, UPVC double glazed windows, radiator, French doors to garden.

**LIVING ROOM** Feature fireplace with tiled insert and marble surround, sash bay window, radiator, coving.

**BEDROOM 1** Range of fitted wardrobes sash bay window, radiator.

**BEDROOM 2** Fitted cupboards, radiator, sash window.

**SHOWER ROOM** Comprising walk in shower with tiled surround, sink with cupboards under, tiled top to side, low level w.c, heated ladder style towel rail, tiled floor.

## OUTSIDE

**WEST FACING REAR GARDEN** Laid to lawn with patio area, gate offering side access.

## OUTGOINGS

Share of Freehold

Maintenance is on an adhoc basis

Lease 125 years from 2008

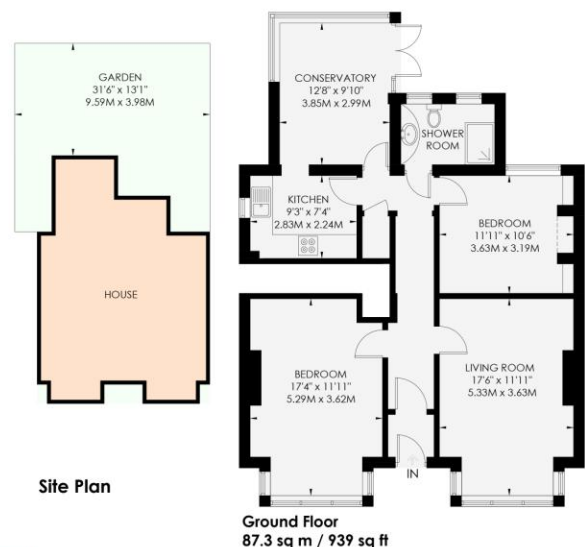
**Council Tax Band C (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## LANGDALE GARDENS

HOVE

APPROXIMATE GROSS INTERNAL AREA  
86.8 sq m / 934 sq ft

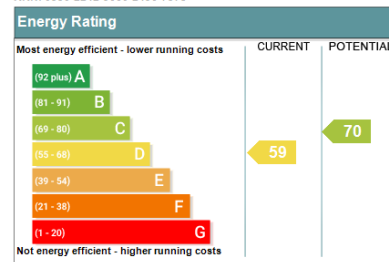


Floor plan is for illustration and identification purposes only and is not to scale. Walls, partitions, radiators and fixtures are illustrative only and not included from all areas. All site plans are for illustrative purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
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Measuring Points: CH Ceiling Height  
S Storage Cupboard T Hot Water Tank  
W Fitted Wardrobe FF Integrated Fridge / Freezer  
G Garden Shrouded for Display Headheight Below 1.8m  
Skylight S Boiler

Whitlock & Heaps  
Certified Property Measure

Address: 22 Langdale Gardens, HOVE, BN3 4HG  
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