



A FURNISHED TWO BEDROOM lower ground floor flat located in this SOUGHT AFTER ADDRESS off WESTERN ROAD, HOVE. The accommodation comprises WEST ASPECT LOUNGE/DINING ROOM, FITTED KITCHEN, EN SUITE SHOWER ROOM, WET ROOM, WEST ASPECT PATIO/GARDEN, OWN STREET ENTRANCE, GCH, EPC C.

- SOUGHT AFTER LOCATION
- OFF HOVE SEAFRONT
- WEST ASPECT LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN WITH APPLIANCES
- EN SUITE SHOWER ROOM AND WET ROOM
- WEST ASPECT PATIO/GARDEN
- OWN STREET ENTRANCE
- VIDEO TOUR AND FLOORPLAN
- WELL PRESENTED THROUGHOUT
- LUXURY TWO BEDROOM FLAT





## LOWER GROUND FLOOR FLAT

### ENTRANCE LOBBY

Storage cupboard housing washing machine.

### ENTRANCE HALL

Lightly washed wide plank limed oak flooring.

### BEDROOM 2

Double bedroom, lightly washed wide plank limed oak flooring.

### WET ROOM

Luxury white suite.with stainless steel thermostatic shower panel, integral fixed shower head with waterfall function, two inset rectangular body jets and a slim hand shower..

### OPEN PLAN LOUNGE/DINING/KITCHEN

Lightly washed wide plank limed oak flooring, West aspect tri-fold doors to patio/garden.

### KITCHEN AREA

Modern fitted kitchen with integrated appliances, lightly washed wide plank limed oak flooring.

### BEDROOM 1

Lightly washed wide plank limed oak flooring, glass pane door to patio/garden.

### EN SUITE SHOWER ROOM

Luxury white suite, frosted window to side.

### EXTERNAL

### PATIO/GARDEN

West aspect, decked.

### COUNCIL TAX BAND B - £1,81849

### Full Description

A BEAUTIFULLY PRESENTED, FURNISHED TWO BEDROOM lower ground floor flat located in this SOUGHT AFTER ADDRESS off WESTERN ROAD, HOVE. The accommodation comprises entrance hall, WEST ASPECT LOUNGE/DINING ROOM, FITTED KITCHEN with APPLIANCES, TWO DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, WET ROOM, WEST ASPECT PATIO/GARDEN, OWN STREET ENTRANCE, GAS CENTRAL HEATING, MUST VIEW PROPERTY, EPC C.

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## Lansdowne Place, Hove



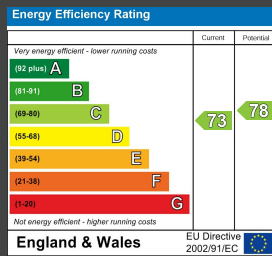
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Approximate Floor Area  
785.76 sq ft  
(73.00 sq m)

Approximate Gross Internal Area = 73.00 sq m / 785.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:**  
**Maintenance:** n/a  
**Lease Length:** n/a  
**Ground Rent:** n/a

Tel: 01273 323000  
 Email: sales@brices.co.uk  
 www.brices.co.uk

## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

360°  
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