

32 Queens Road, Brighton, BN1 3YE

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www.psandb.co.uk



Lansdowne Street, Hove, East Sussex BN3 1FR £1,200 PCM

A charming and quirky raised ground floor flat, perfectly positioned in the heart of Hove, just moments from the vibrant Western Road & Church Road. Full of character and personality, this unique home beautifully blends period elegance with eclectic style, all within easy reach of the beach, local shops, cafes, and excellent transport links including Hove Railway Station.


The BRIGHT AND SPACIOUS west-facing reception room is a real highlight, boasting high ceilings, striking bay windows with modern shutters, and a log burner that adds warmth and charm. It's a wonderful space to relax, entertain, and soak up the afternoon sun.


The double bedroom is CALM AND NEUTRALLY decorated, while the bathroom adds a splash of fun with its funky orange flooring and floor-to-ceiling tiling, bringing a bold twist to a modern, well-fitted space. The separate kitchen is full of quirky character with its colourful cabinetry and creative design, leading directly out to a PRIVATE EAST-FACING PATIO GARDEN - perfect for morning coffee or evening unwinding.

With GAS CENTRAL HEATING, a handy utility area with washing machine, and plenty of built-in storage, this unique flat is a delightful find. A true one-of-a-kind home that's as practical as it is full of personality - ideal for those who love a touch of the unconventional in a superb central Hove location.

Offered unfurnished and available early June 2026.



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		
	69	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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The Agent has 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. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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