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Lawrence Road, Hove

£600,000

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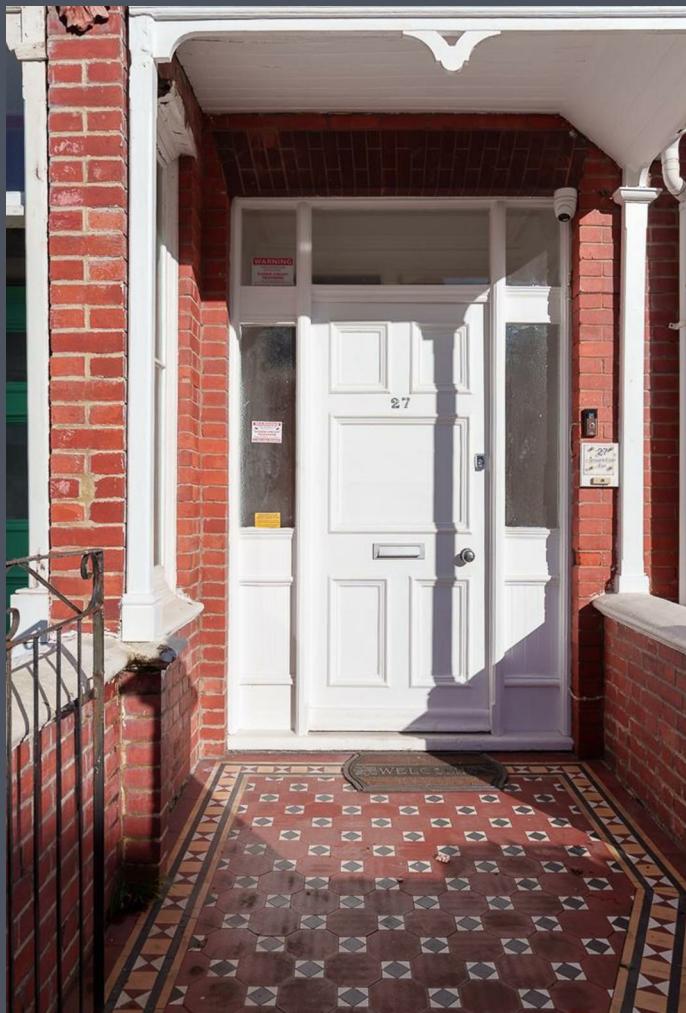
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## Lawrence Road, Hove, BN3 5QA

A delightful two-bedroom garden flat offering a perfect blend of period elegance and modern comfort. The property has been fully refurbished and extended to a high standard, showcasing an open-plan living room, kitchen, and dining space that is ideal for both relaxation and entertaining. The thoughtful design includes ceiling soundproofing, LVT flooring, and underfloor heating in the luxurious bathroom, ensuring a warm and inviting atmosphere throughout.

As you approach the residence, you are greeted by an original Minton tile path leading to a charming porch and the original front door. Inside, the entrance hall features tasteful dado rails and ample storage cupboards. The impressive south-facing double bedroom boasts high ceilings, a picture rail, and original corbels that enhance the bay window's character. A second double bedroom with a storage alcove provides additional space, while the study offers versatility, easily serving as a single bedroom if desired.

The property benefits from both front and rear gardens, with the gated rear garden being a true highlight. It features a lovely patio area, a decked seating space, and a generous lawn adorned with raised floral beds that include a mature pear tree, palm tree and a Weigela shrub providing various flowering seasons and creating a tranquil outdoor retreat.

Situated in a highly desirable street, this flat is conveniently located near local shops, eateries, and cafes, making it an ideal choice for those seeking a vibrant community atmosphere. Additionally, the property is sold with a share of the freehold, which is self-managed. This Edwardian gem is a rare find and is sure to appeal to discerning buyers looking for a stylish and comfortable home in Hove.

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### Location

The property is located in a welcoming community and is located in close proximity to the Richardson Road parade of shops and businesses that include an independent barbershop, butchers, grocers, Drurys coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community, further comprehensive shopping facilities can be found in Boundary Road and Church Road. Hove station is approximately one mile in distance, for those needing to commute and regular bus services are situated at the end of the road, providing access to all parts of the city and beyond.

The seafront and beach is only about half a mile to the south, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

### Additional Information

(Outgoing's as advised by our client)

Tenure: Share of Freehold

EPC rating: C

Internal measurement: 93.5 Sq m / 1,006 Sq ft (Approximately)

Service Charge: 50% share of all maintenance

Council Tax Band: C

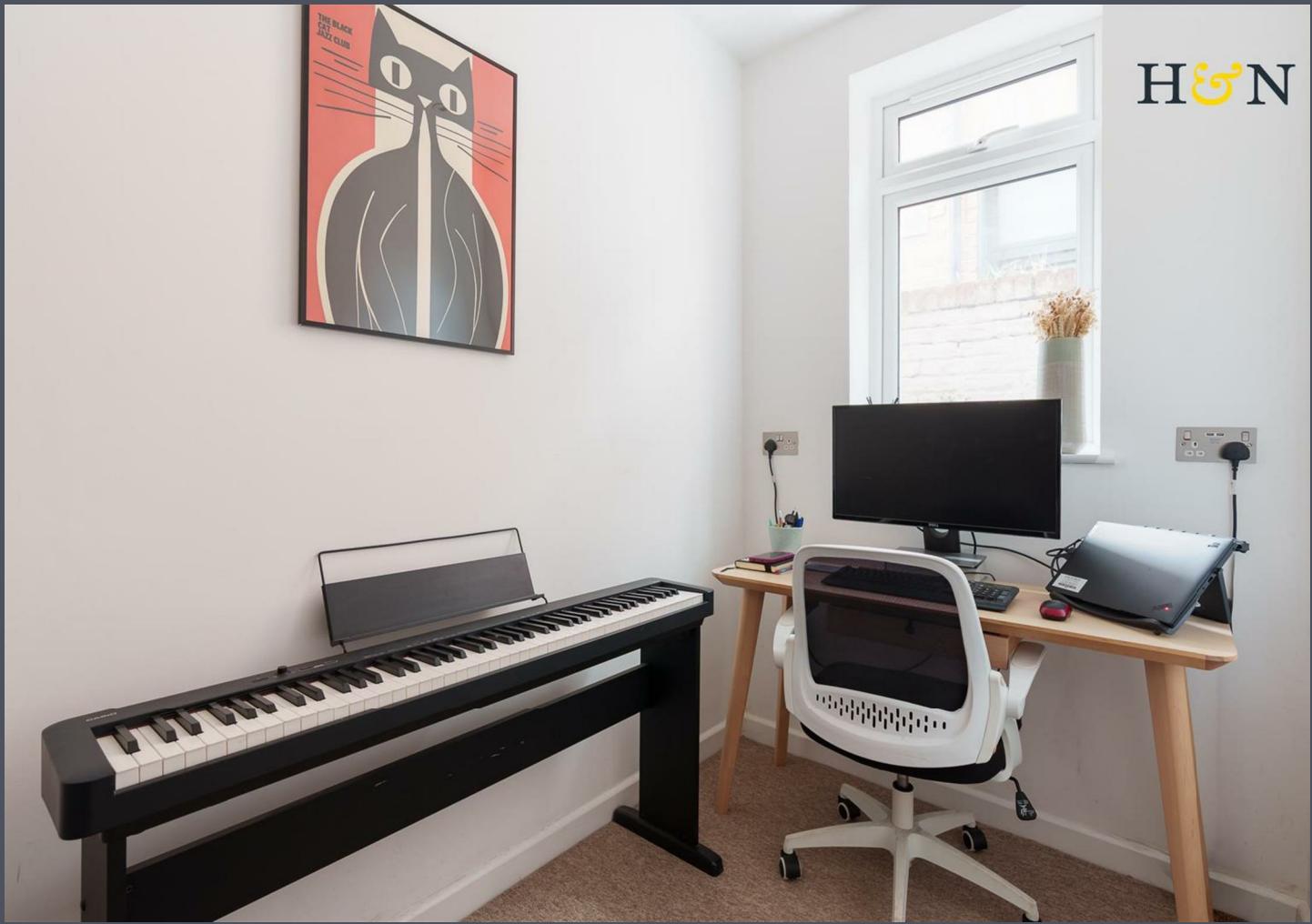
Parking: Residents permit parking zone W (currently no waiting list)

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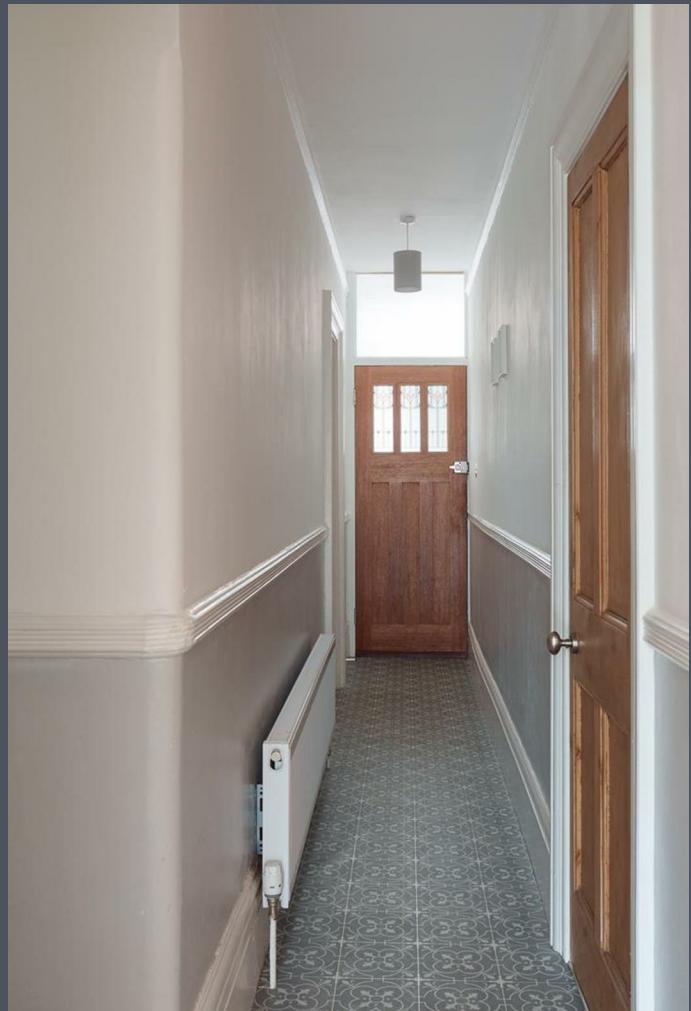


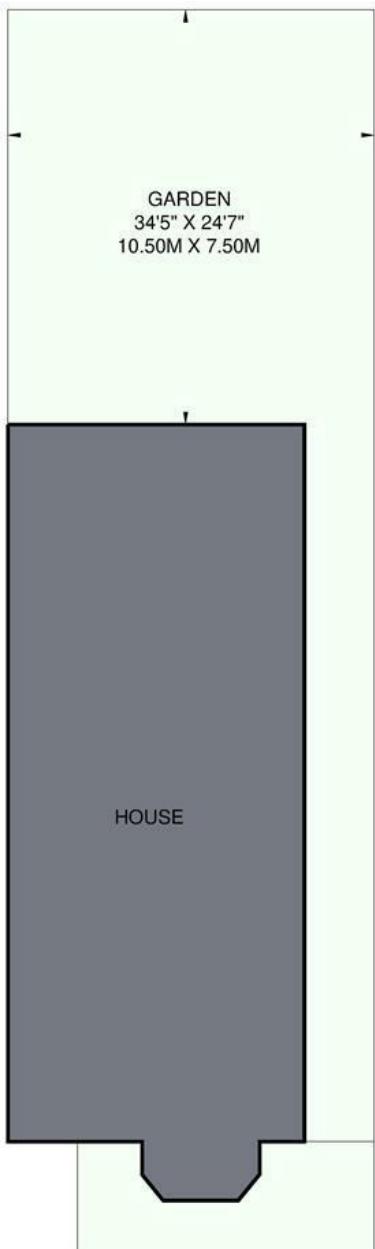
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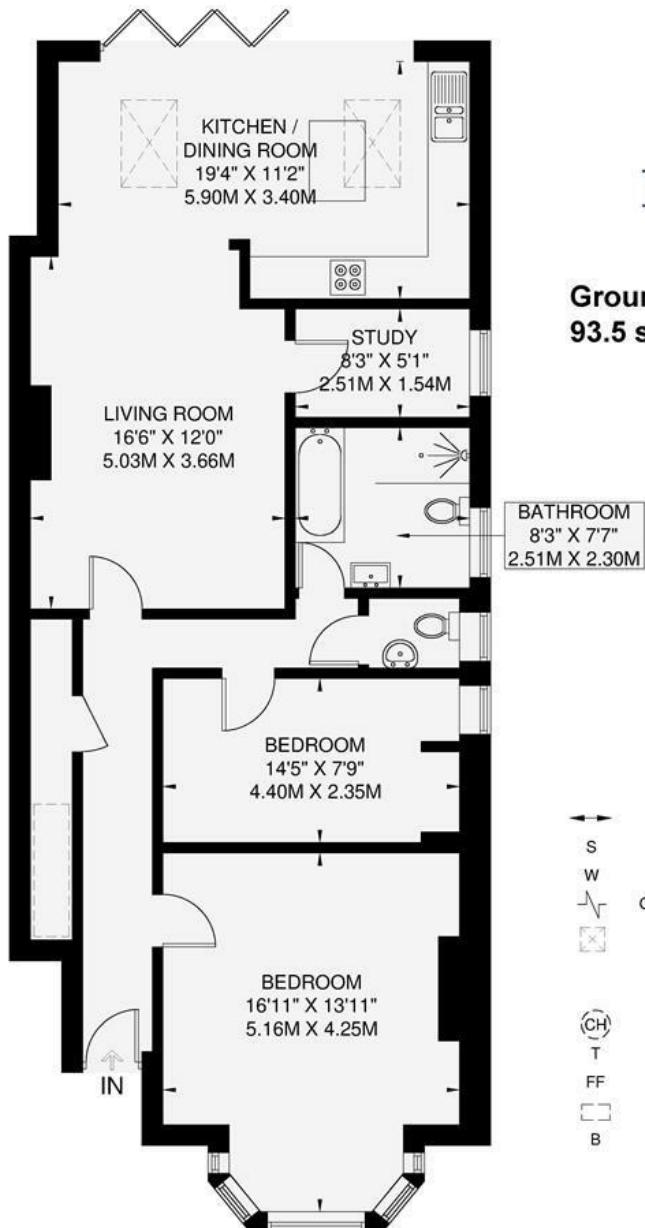


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**Site Plan**



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**Ground Floor**  
93.5 sq m / 1006 sq ft

↔	Measuring Points
S	Storage Cupboard
W	Fitted Wardrobes
⌚	Garden Shortened for Display
✖	Skylight
(CH)	Ceiling Height
T	Hot Water Tank
FF	Integrated Fridge / Freezer
□	Head Height Below 1.5m
B	Boiler

**Approximate Gross Internal Area**

93.6 sq m / 1006 sq ft

**Including Limited Use Area Of**

1 sq m / 10 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration 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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