



71A Lansdowne Place

Hove BN3 1FL

Asking Price Of £375,000
Share of Freehold

- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- LIVING ROOM
- WEST FACING PATIO GARDEN
- PRIVATE STREET ENTRANCE
- SHARE OF FREE
- DESIRABLE LOCATION

A well-presented patio flat offering bright and well-proportioned accommodation, together with the added benefits of a private street entrance and a share of the freehold.

The accommodation comprises two double bedrooms, a contemporary shower room and a modern kitchen opening into a spacious living/dining room. From here, doors lead directly onto the west-facing patio, providing a delightful extension of the living space and an ideal setting for enjoying the afternoon and evening sun.

Situated in a highly desirable and convenient location, the property is within just a few minutes' walk of Hove seafront, while an excellent selection of independent cafés, restaurants, shops and everyday amenities are all within easy reach. Hove mainline station is also readily accessible, making this an appealing home for commuters and those looking to enjoy everything central Hove has to offer.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator.

KITCHEN Incorporating sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards. Inset four ring ceramic hob with concealed extractor over, integrated fridge/freezer and dishwasher, tiled floor.

LIVING/DINING ROOM Radiator, door to patio.

BEDROOM 1 Three windows, radiator, fitted cupboard with space and plumbing for washing machine.

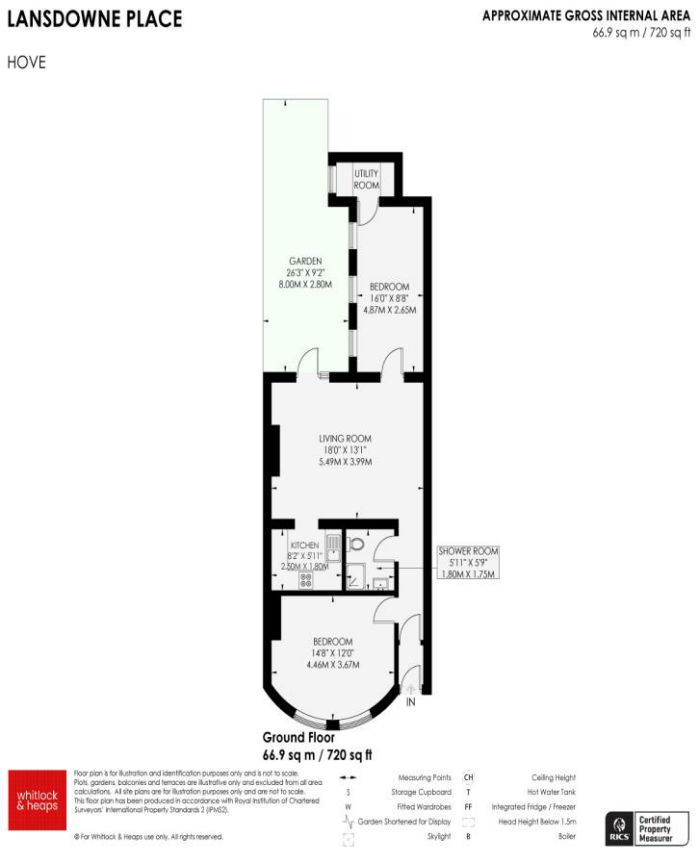
BEDROOM 2 Two windows, radiator, fitted shelves.

SHOWER ROOM Comprising walk in shower with folding doors, sink with drawers under, low level w.c with concealed cistern, tiled walls, heated ladder style towel rail, tiled floor.

OUTSIDE
WEST FACING PATIO
OUTGOINGS

Share of Freehold
Remainder of 999 Year Lease.
Maintenance £3,200 per annum

Council Tax Band B (taken from 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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