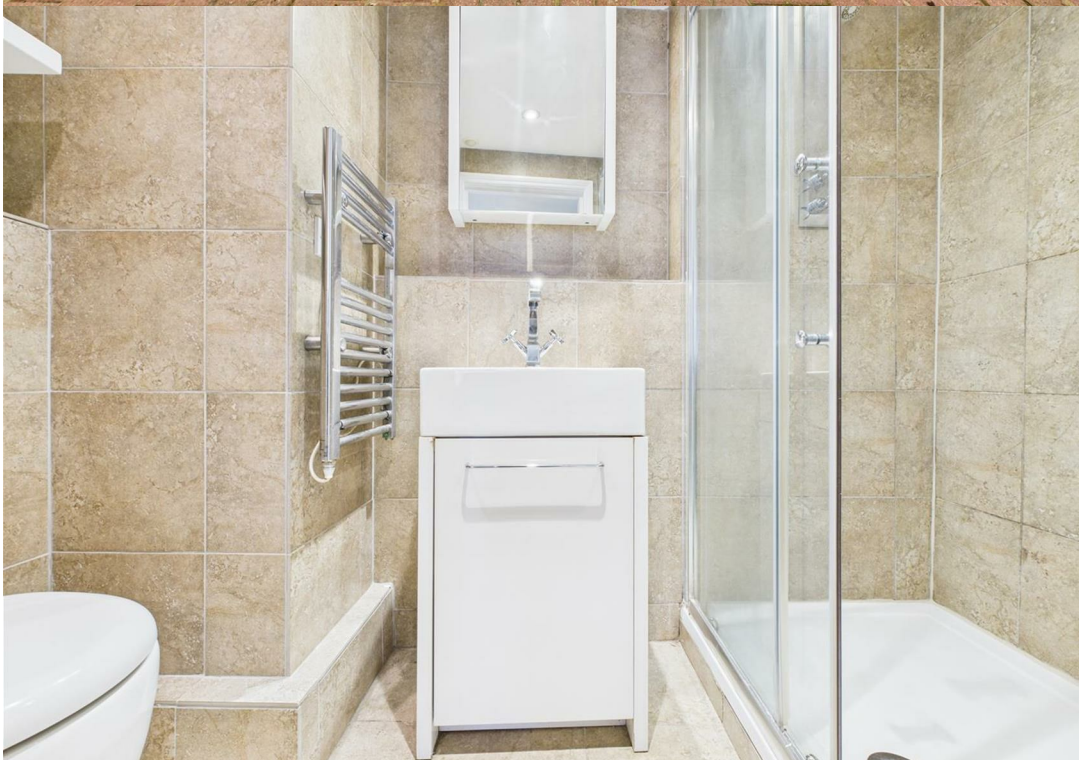
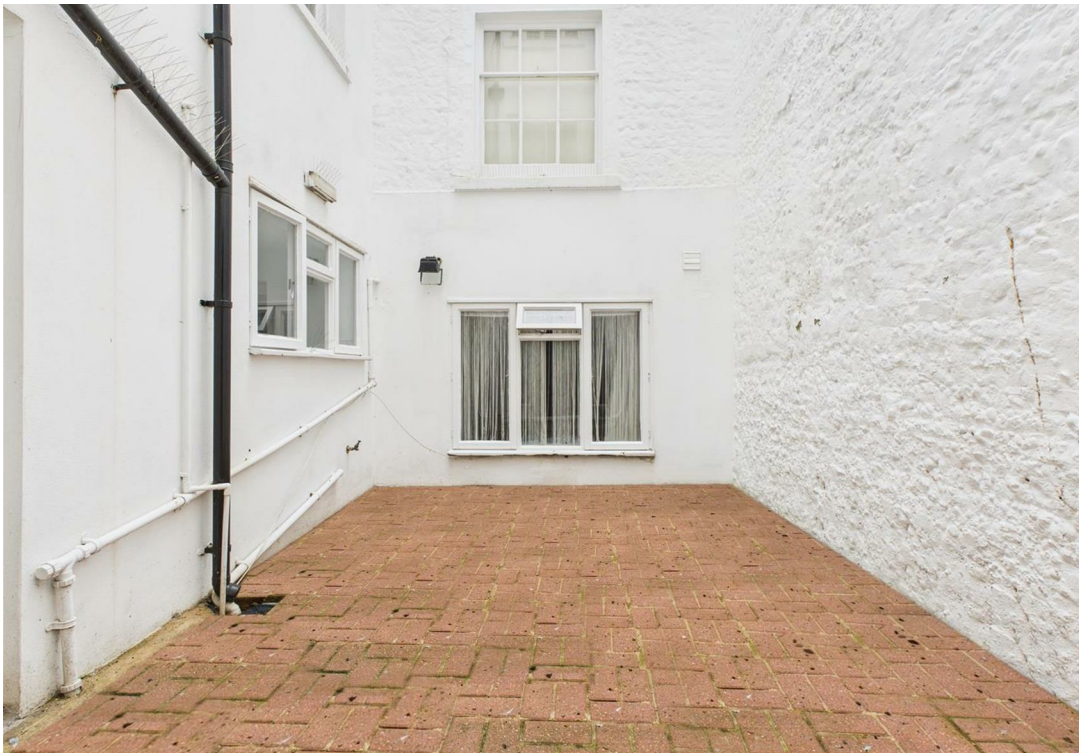




A SPACIOUS AND NEWLY DECORATED THROUGHOUT two/three bedroom flat in a CONVERTED GRADE II LISTED BUILDING in this SOUGHT AFTER LOCATION off HOVE SEAFRONT. The accommodation comprises ONE/TWO RECEPTIONS, MODERN FITTED KITCHEN, BATHROOM, EN SUITE SHOWER ROOM, TWO PATIO/GARDENS, OWN STREET ENTRANCE, SHARE OF FREEHOLD, EPC C.

- A SPACIOUS TWO/THREE BEDROOM FLAT
- NEWLY REDECORATED THROUGHOUT
- CONVERTED GRADE II LISTED BUILDING
- HIGHLY SOUGHT AFTER LOCATION
- ONE/TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- BATHROOM + EN SUITE SHOWER ROOM
- TWO PATIO'S
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD





LOWER GROUND FLOOR

ENTRANCE HALL

Ceiling coving, recessed downlighting, wooden flooring, radiator.

BEDROOM 2

Two West aspect multi glass pane sash windows with secondary glazing, cupboard the recess with stripped wood doors, radiator.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, pedestal wash hand basin with mixer tap, low level close coupled WC, ceiling spotlights, fitted cupboard, mirror fronted medicine cabinet, three circular mirrors to one wall, part tiled walls, extractor fan, two chrome ladder style heated towel rails.

LOUNGE

Glass panel door with windows to sides giving access to PATIO 1, ceiling coving and spotlights, wooden flooring, radiator.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops, tiled surround, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric double oven, electric hob, dishwasher, fridge/freezer, recessed downlighting, cupboard housing combination boiler, windows to side, glass panel door to PATIO 1.

INNER HALL

Recessed downlighting, cupboard with wooden worktop housing washing machine, laminated wooden flooring, stripped wood doors with etched glass panes to DINING ROOM/BEDROOM 3, door to:

BEDROOM 1

Windows overlooking PATIO 1, dressing table with drawers under, range of fitted wardrobes, further cupboard, two wall light points, column radiator, stripped wood door with frosted glass panes to:

EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, mirror fronted medicine cabinet over, low level close coupled WC, shelving, tiled floor, chrome ladder style heated towel rail, extractor fan.

DINING ROOM/BEDROOM 3

Glass panel door with windows to side giving access to PATIO 2, laminated wooden flooring, column radiator.

EXTERNAL

PATIO 1

Accessed from lounge and Kitchen.

PATIO 2

Accessed from dining room.

ADDITIONAL INFORMATION

Lease - Leashold with share of freehold - Approximately 900 years remaining

Maintenance - £3,000 per year to include water.

Ground Rent - £0

Council Tax Band B - £1,910.06

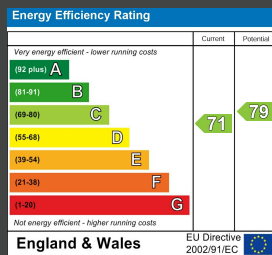
Flat 1, 12 Lansdowne Place

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft
(Excluding Shed)





ENERGY PERFORMANCE CERTIFICATE (EPC)



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.

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

360°
brices
VIRTUAL VIEWINGS

brices
sales & lettings