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VIRTUAL VIEWINGS

108A LANSDOWNE PLACE, HOVE, BN3 1FJ

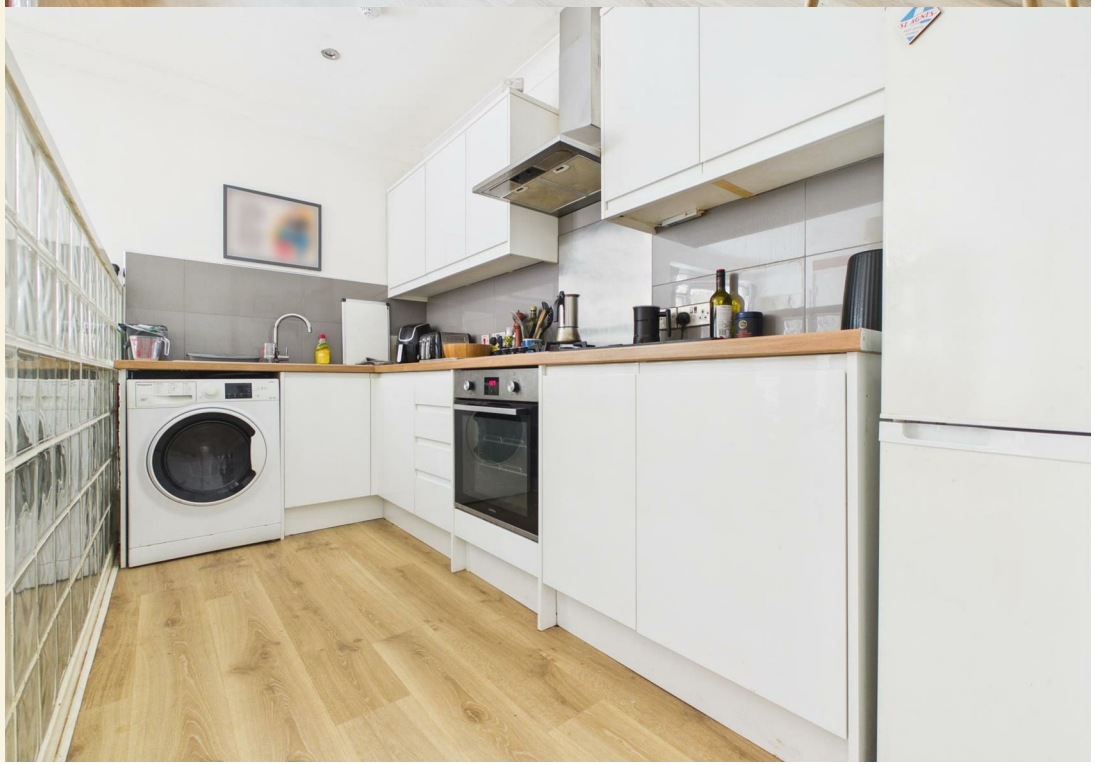
LEASEHOLD £275,000

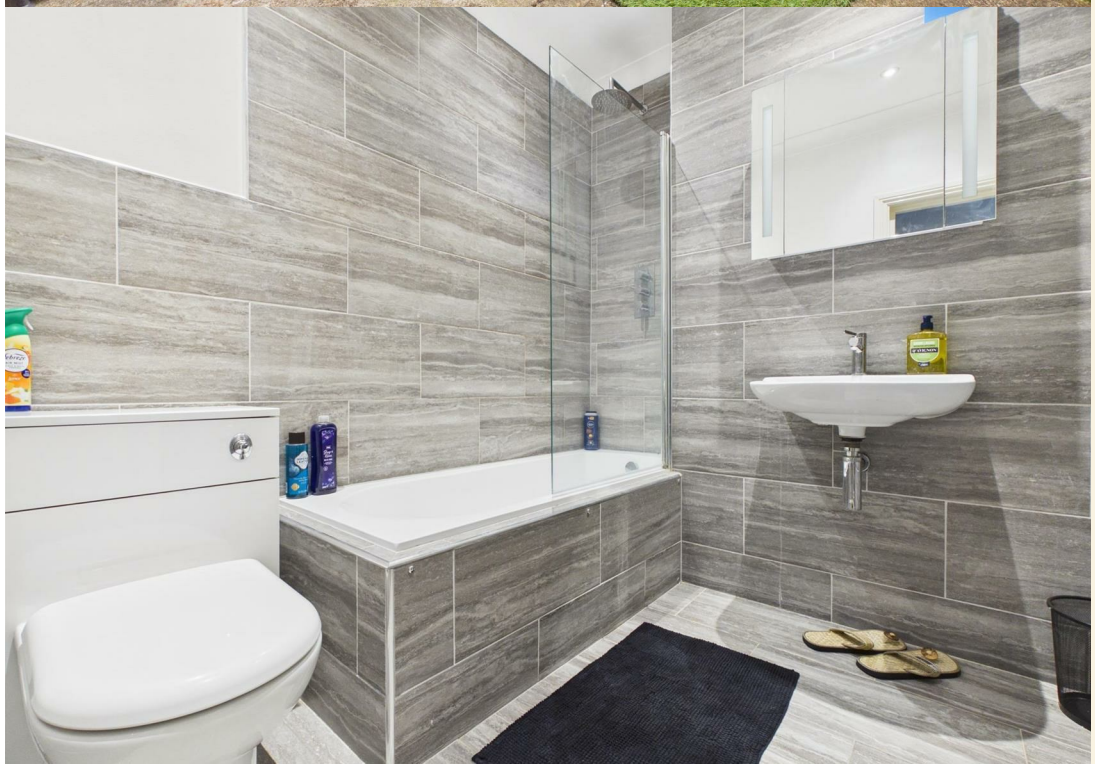
Located in sought after Brunswick Town conservation area, this delightful flat offers a perfect blend of comfort and convenience. With one/two bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, providing an inviting area for relaxation and entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property benefits from its prime location, with easy access to local amenities, including shops, cafes, and parks, making it a wonderful place to call home. Hove's beautiful seafront is just a short stroll away, offering the perfect backdrop for leisurely walks and seaside activities.

This flat presents an excellent opportunity for those looking to enjoy the vibrant lifestyle that Hove has to offer, all while residing in a comfortable and well-appointed home. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely flat your own in one of Hove's most sought-after locations.

- VIRTUAL REALITY TOUR AND FLOOR PLAN
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE/KITCHEN
- KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM
- WALK IN WARDROBE
- STUDY/GUEST BEDROOM
- SHARED PATIO/GARDEN
- NO ON GOING CHAIN





LOWER GROUND FLOOR

ENTRANCE LOBBY
Entry phone, door to:

OPEN PLAN LOUNGE/KITCHEN
East aspect glass panel door with floor to ceiling windows either side to SHARED PATIO/GARDEN, ceiling coving, cupboard housing boiler, laminated wooden flooring, radiator.

KITCHEN AREA
Fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, wood effect working surfaces, tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with stainless steel splashback and extractor hood over, plumbed space for washing machine, space for fridge/freezer, recessed downlighting, glass brick dividing wall, laminated wooden flooring.

INNER HALL
Ceiling coving recessed spotlight, laminated wooden flooring.

BATHROOM
Fitted with white suite comprising tiled panelled bath with over head shower and screen to side, wall hung wash hand basin with mixer tap and fitted mirror over, low level close coupled WC, ceiling coving, recessed downlighting, part tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail.

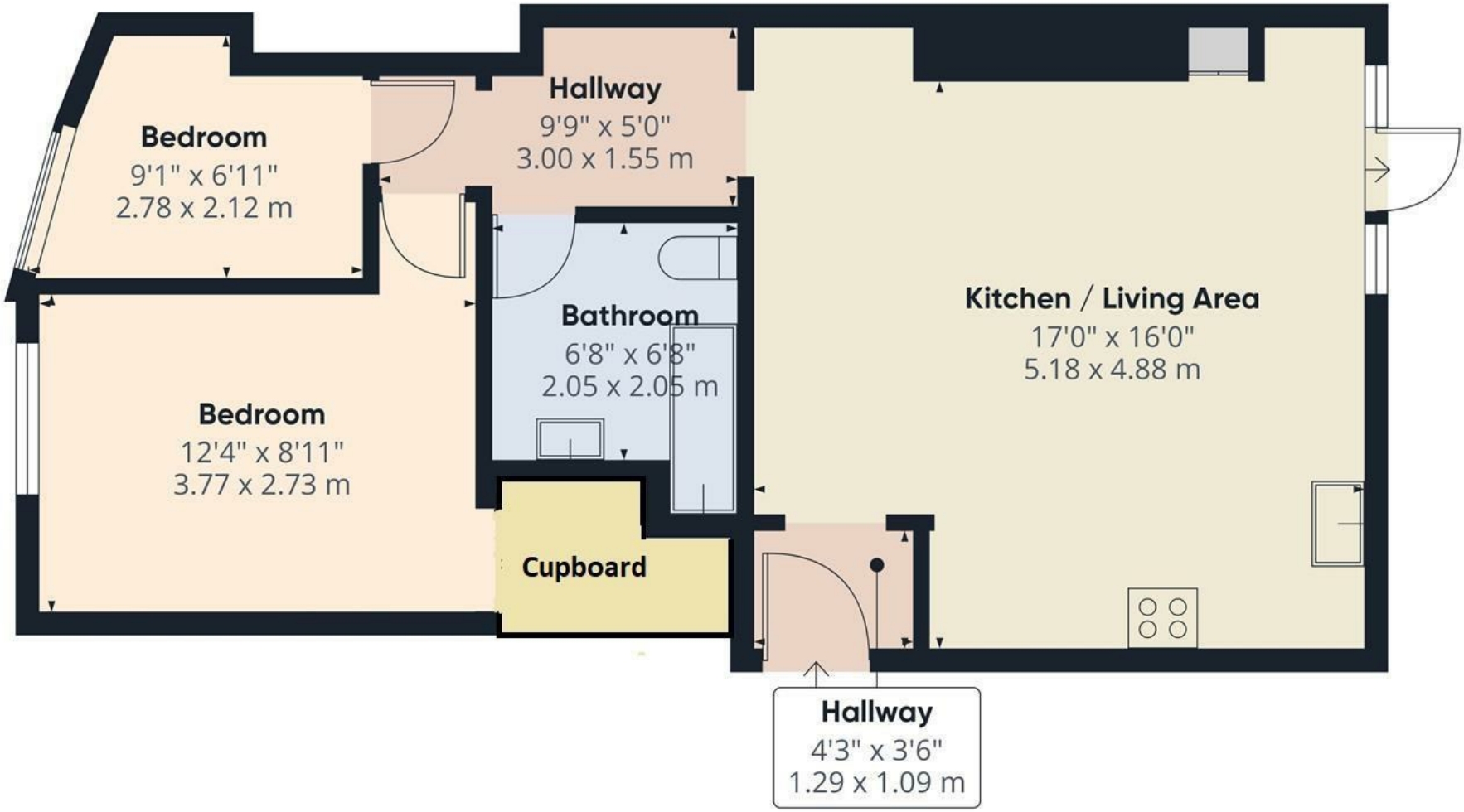
BEDROOM 1
West aspect sash window, ceiling coving, walk in cupboard, radiator.

STUDY/GUEST BEDROOM
West aspect sash window, ceiling coving, radiator

EXTERNAL

SHARED PATIO/GARDEN
East aspect, paved, shared with one other flat.

ADDITIONAL INFORMATION
Lease - 92 years
Maintenance - £73 per month
Ground Rent - £160 per year
Council Tax Band B - £2,006.23
Parking Zone M



Approximate total area(1)

551 ft²

51.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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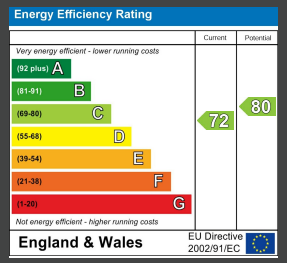
ENERGY PERFORMANCE CERTIFICATE (EPC)



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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.

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