



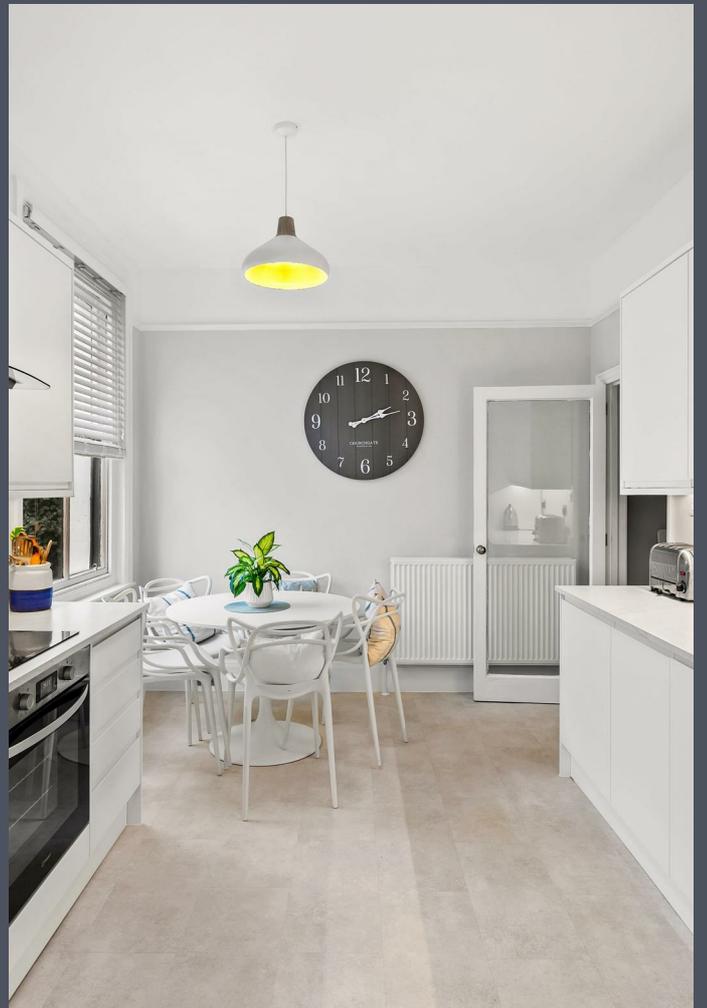
## Langdale Gardens, Hove

£650,000

HEALY  
& NEWSOM

EST. 1990







## Langdale Gardens, Hove, BN3 4HH

An Edwardian garden apartment located in the exceptionally sought after Langdale Gardens, Hove, this exquisite property has been thoughtfully refurbished throughout to create a welcoming home that is ready for you to move in and enjoy.

A path leads to a charming entrance and own front door, there is a vestibule and a second original door opening to the spacious entrance hall, beautifully restored original floorboards flow from here to the reception room. The impressive living room has a cosy log burner, perfect for those chilly evenings and new floor to ceiling bi-fold doors with delightful views over the rear garden. The heart of the home is the kitchen diner, which boasts integrated appliances, an induction hob, and also has lovely views over the west-facing garden. This space is ideal for entertaining friends and family or simply enjoying a quiet meal at home.

The apartment features two generous double bedrooms, one of which includes a stylish ensuite with a mixer shower, ensuring comfort and privacy. Additionally, a newly renovated shower room adds to the convenience of this delightful residence.

The outdoor spaces are equally impressive, with the property encompassing the entirety of the front garden and a west-facing rear garden that serves as a sun trap, perfect for relaxing and sun bathing. The sash windows have been refurbished and provide natural light to flood into all the rooms, enhancing the overall ambience of the home.

This property is sold with the entire freehold of the building, maintenance costs are shared equally with the other property, making it a practical choice for prospective buyers. With its prime location near Hove seafront and its exceptional features, this garden apartment is a rare find and a wonderful opportunity to embrace coastal living in style.

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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, Drury's coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community and an annual street party, further comprehensive shopping facilities can be found in Boundary Road and Church Road. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity. Wish Park with its café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

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.

### Additional Information

(outgoings as advised by our client)

EPC rating: C

Internal measurement: 977 Square feet / 90.8 Square metres

Tenure: Freehold, (Leasehold sold with whole of the freehold included)

Council tax band: C

Parking zone: W



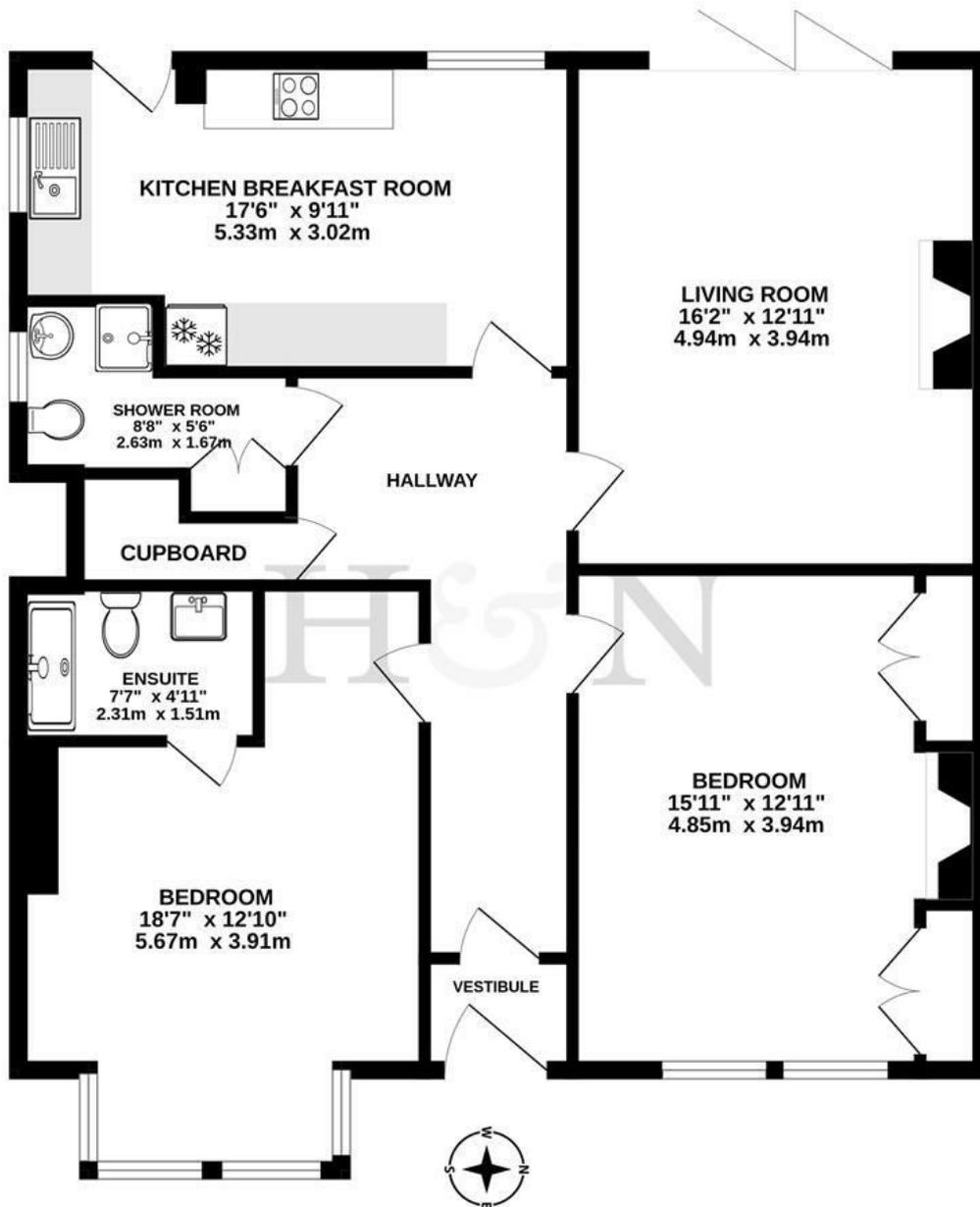
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## GROUND FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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