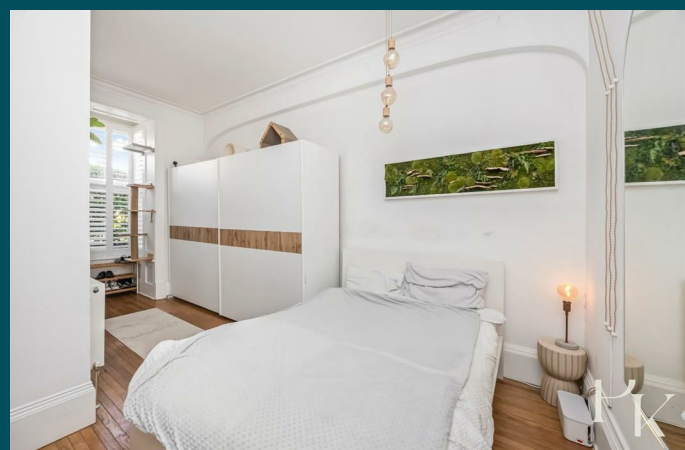




1, 7 Lansdowne Road

Hove, BN3 1FZ

Offers over £400,000

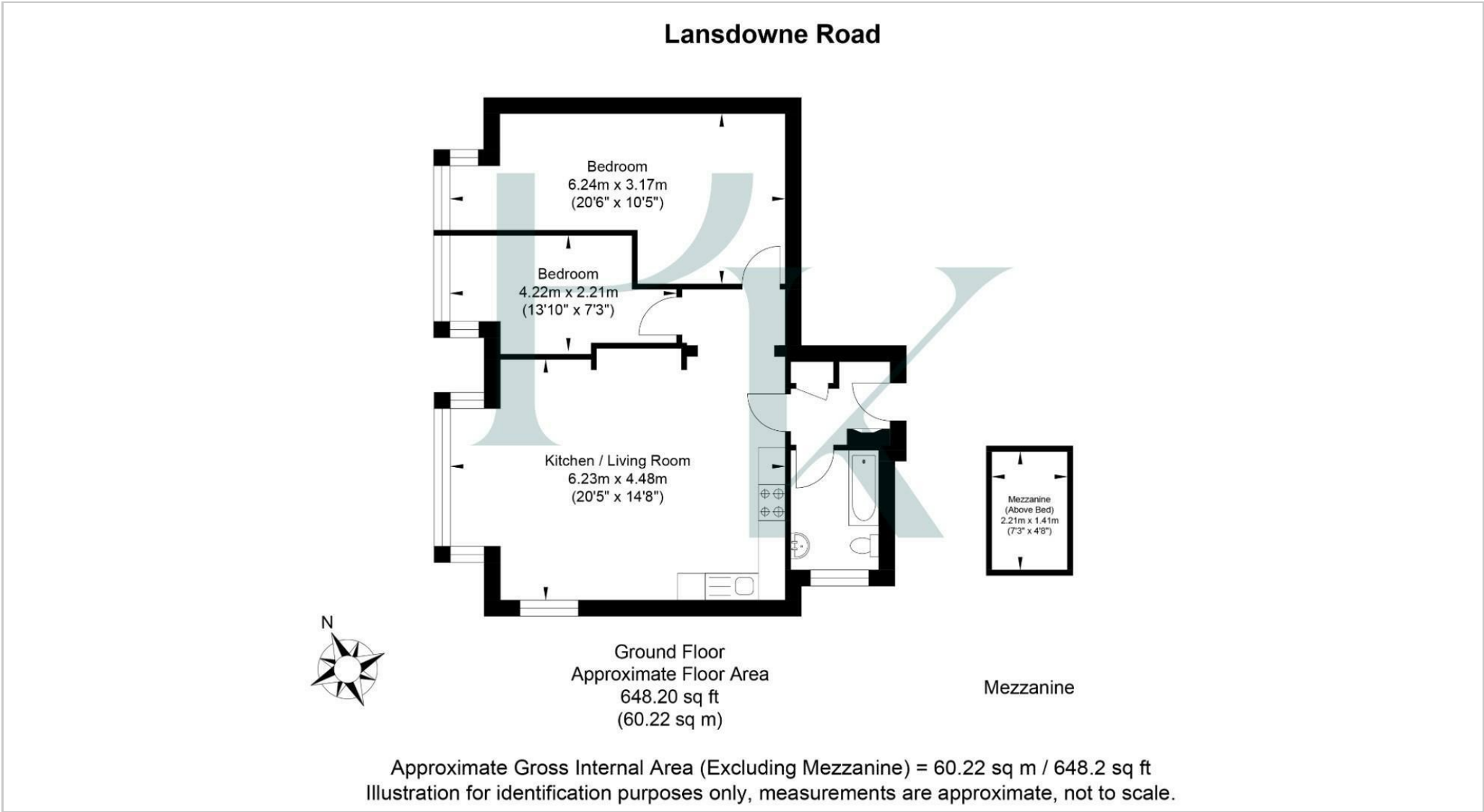
Situated in a highly sought-after Hove location, this beautifully presented two-bedroom ground floor flat forms part of an attractive period conversion, offering an elegant blend of original character and contemporary style.

With high ceilings, period detailing, and an abundance of natural light throughout, the property provides a warm and inviting living environment. The apartment has been thoughtfully updated with modern fixtures and fittings, while carefully preserving its period charm. At the heart of the home is a spacious open-plan living area, seamlessly combining the kitchen, dining, and lounge spaces into one bright and versatile room, ideal for both relaxing and entertaining. The kitchen features classic white shaker-style cabinetry, warm wooden worktops, and integrated appliances, creating a timeless aesthetic. Large sash windows, complete with shutters, flood the space with natural light and enhance the sense of openness.

The principal bedroom is generously proportioned, featuring warm wooden flooring, a neutral colour palette, and a large bay window. It also offers excellent storage potential. The second bedroom, currently arranged as a home office, is equally bright and benefits from a cleverly designed mezzanine bed, perfect for accommodating guests. A beautifully finished bathroom completes the interior, styled in keeping with the property using white subway tiles for a clean, classic look.

Outside, the private garden provides a secluded space to unwind, ideal for enjoying a morning coffee or relaxing in the sunshine.

Ideally located in central Hove, Lansdowne Road is within easy reach of a wide range of amenities. The vibrant cafés, bars, restaurants, and shops of Western Road are just a short stroll away, while the open green spaces of St Ann’s Well Gardens, are also nearby. Both Brighton and Hove railway stations are easily accessible, along with excellent bus links providing convenient connections across the city.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson
Keehan