



Nestled in the charming area of Lansdowne Place, Hove, this delightful period flat offers a perfect blend of classic elegance and modern comfort. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat by the coast.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, making it an inviting space for relaxation or entertaining guests. The large windows allow natural light to flood the room, enhancing the flat's airy atmosphere. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces.

The period features of the property add a unique charm, showcasing the architectural beauty that Hove is renowned for.

Located in a desirable neighbourhood, this flat is just a short stroll from the vibrant seafront, where you can enjoy leisurely walks along the beach or indulge in the local cafes and shops, there are also good local schools with Brunswick Primary and Hove Junior nearby. The area is well-connected, offering easy access to public transport, making it convenient for commuting or exploring the wider region.

This property presents an excellent opportunity for those looking to embrace the coastal lifestyle while enjoying the comforts of a period home. With its prime location and charming features, this flat is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely flat your new home in Hove.

- RAISED GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- WEST ASPECT REAR GARDEN
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- SHARE OF FREEHOLD
- NO ON GOING CHAIN





## GROUND FLOOR

### ENTRANCE HALL

Storage cupboard, tiled floor.

### LOUNGE

Two sash windows, high ceiling with ornate ceiling coving and rose, picture rail, feature fireplace with marble mantle, cast iron inset and stone hearth, high skirting, radiator. Note: There is wooden flooring which had to be covered by carpet for the purpose of renting but as owner occupiers this can be removed.

### BEDROOM 2

West aspect sash window, high ceiling with ornate coving and rose, high skirting, radiator. Note: There is wooden flooring which had to be covered by carpet for the purpose of renting but as owner occupiers this can be removed.

### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, wash hand basin with mixer tap set on wooden worktop, Low level close coupled WC, tiled walls, tiled floor, window.

### KITCHEN

Modern fitted kitchen comprising eye level wall cupboards and base cupboards and drawer units, bamboo worktops, sink unit with mixer tap, electric oven, gas hob with extractor hood over, plumbed space for washing machine, space for appliances, tiled floor, step down to:

### LOBBY

Multi glass paned door to REAR GARDEN, door to:

### BEDROOM 1

Sash window, ceiling coving, fitted wardrobes, laminated wood flooring radiator.

### EXTERNAL

### REAR GARDEN

Laid to lawn with borders, storage shed.

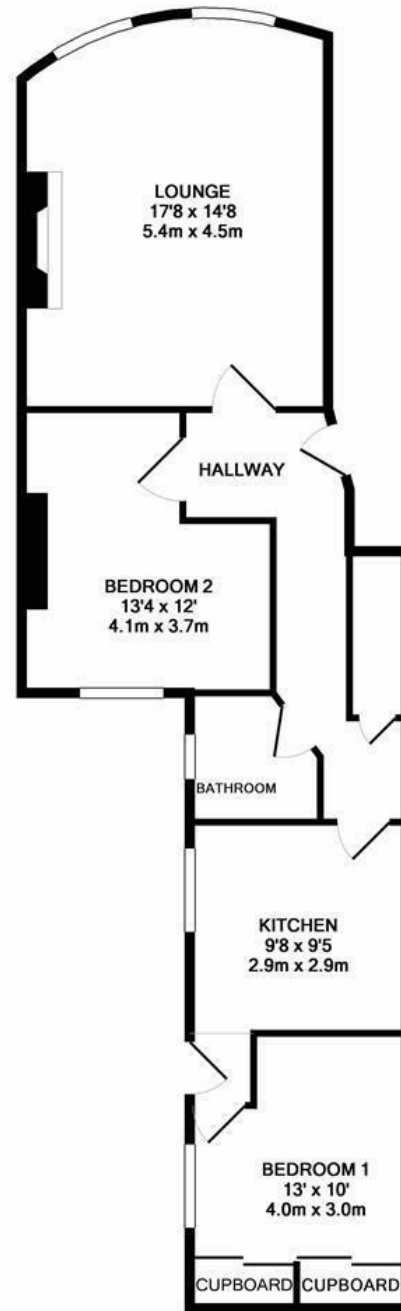
### ADDITIONAL INFORMATION

Lease - Share of freehold Deed of Variation in 2020 to extend the lease to 999 years effective from 25 March 1991.

Maintenance - £1,879

Ground Rent - £0

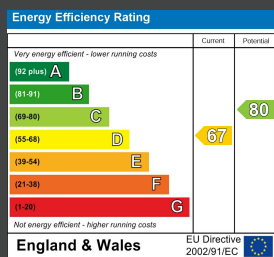
Council Tax Band B - £2,006.23



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.

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