





Nestled in the charming area of Lansdowne Place, Hove, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned 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 kitchen/breakfast room is well appointed with fitted appliances and a set area to dine. The bath/shower room is thoughtfully designed, ensuring both functionality and style. The overall layout of the flat maximises space and light, creating a warm and welcoming atmosphere throughout.

Hove is renowned for its vibrant community and proximity to the stunning coastline, making this property an excellent choice for those who appreciate both urban living and the beauty of nature. Local amenities, including shops, cafes, and parks, are close by, enhancing the appeal of this location.

This flat in Lansdowne Place presents a wonderful opportunity for anyone looking to enjoy the best of Hove living. With its attractive features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming flat your new home.

- BEAUTIFUL AND STYLISHLY PRESENTED
- RAISED GROUND FLOOR FLAT
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPECT LOUNGE
- KITCHEN/DINER
- BATH/SHOWER ROOM
- TWO DOUBLE BEDROOMS
- UTILITY ROOM + SEPERATE WC
- OVER 90 SQUARE METERS
- SMALL TERRACE AT THE REAR





## **GROUND FLOOR**

### **ENTRANCE HALL**

Recessed downlighting, understairs storage cupboard, shelving, laminated wood flooring, radiator.

### **LOUNGE/DINING ROOM**

Two West aspect sash windows with secondary glazing, ornate coving and rose, feature fireplace with marble surround, cast iron inset and marble hearth, shelving to recess, high skirting, laminated wood flooring, three radiators.

### **UTILITY ROOM**

Recessed downlighting, wash basin with mixer tap, worktop with washing machine under, laminated wood flooring, extractor fan, radiator.

### **KITCHEN BREAKFAST ROOM**

Newly fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, inset stainless steel sink unit with mixer tap, electric oven and hob with extractor hood over, dishwasher, fridge, freezer, steps up to raised seating area, ornate ceiling coving, laminated wood flooring, radiator, East aspect sash window with secondary glazing.

### **SEPARATE WC**

Low level WC with concealed cistern, recessed downlighting, shelf, laminated wood flooring, South aspect frosted glass window.

### **BATH/SHOWER ROOM**

New white suite comprising tiled panelled bath with wall mounted mixer tap and shower attachment, tiled shower cubicle, wash hand basin with mixer tap, mirror fronted medicine cabinet over, recessed downlighting, shelving, fitted mirror, cupboard housing boiler, part tiled walls, laminated wood flooring, South aspect part leaded light window.

### **INNER HALL**

West aspect glass pane door with windows to side and above to PATIO, laminated wood flooring, radiator.

### **BEDROOM 1**

Skylight window with blind, double glazed window to INNER HALL, two wall lights, cupboard, laminated wood flooring, radiator.

### **BEDROOM 2**

Skylight window with blind, double glazed window to INNER HALL, laminated wood flooring, radiator.

### **EXTERNAL**

#### **TERRACE**

Paved.

### **ADDITIONAL INFORMATION**

Lease - 164 years remaining - 23 June 2190

Maintenance - £1964

Ground Rent - £100

Council Tax Band C - £2,292.84

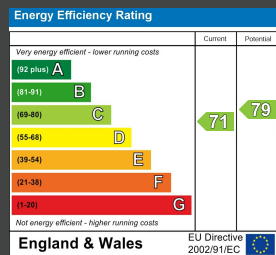


GROUND FLOOR





## 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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