



Langdale Gardens, Hove

Guide price £700,000 to £725,000

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Langdale Gardens, Hove, BN3 4HJ

** GUIDE PRICE £700,000 TO £725,000**

Nestled in the charming Langdale Gardens, Hove, this stunning maisonette offers a perfect blend of modern living and classic elegance. Spanning an impressive 1,529 square feet, this property boasts three spacious bedrooms and two well-appointed bathrooms, making it an ideal home for discerning buyers wanting plenty of space by the seaside.

Upon entering, you are greeted by a warm colour palette that enhances the inviting atmosphere throughout. The generous modern kitchen is perfect for culinary enthusiasts, while the large reception room features high ceilings and a delightful fireplace, creating a cosy yet sophisticated space for relaxation and entertaining. From the sitting room, step out onto the west-facing balcony, where you can enjoy the afternoon sun and the gentle sea breeze.

The principal bedroom is a true retreat, complete with an ensuite bathroom and a walk-in wardrobe, providing ample storage and privacy. Each additional bedroom is well-sized, ensuring comfort for all family members or guests. The maisonette also benefits from double glazing, ensuring a peaceful and energy-efficient environment.

For added convenience, this property includes a detached garage, a rare find in such a desirable location. With its own front door, you will enjoy the independence and privacy that comes with this maisonette.

Situated just moments from the seafront, this home offers easy access to Hove's vibrant amenities, including shops, cafes, and parks. This property is not just a home; it is a lifestyle choice, perfect for those who appreciate the beauty of coastal living combined with the comforts of a modern residence. Do not miss the opportunity to make this exquisite maisonette your own.

Garage

Accessed via a shared driveway, the pitched roof garage is a good size with double doors and measuring 16ft x 8ft.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Hove Beach Park, Rockwater and Babble hospitality venues situated on the seafront. Hove promenade is less moments away, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle tennis courts.

This home is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station (0.9 miles in distance) and Hove station (1.7 miles away), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing easy access into the city centre and surrounding areas.

Additional Information

(Outgoings as advised by our client)

EPC rating: D

Internal measurement: 1,529 Square feet / 142 Square metres

Tenure: Share of Freehold - Lease remaining: 119 yrs Appx.

Maintenance charges: 50/50 split on an ad-hoc basis

Council tax band: C

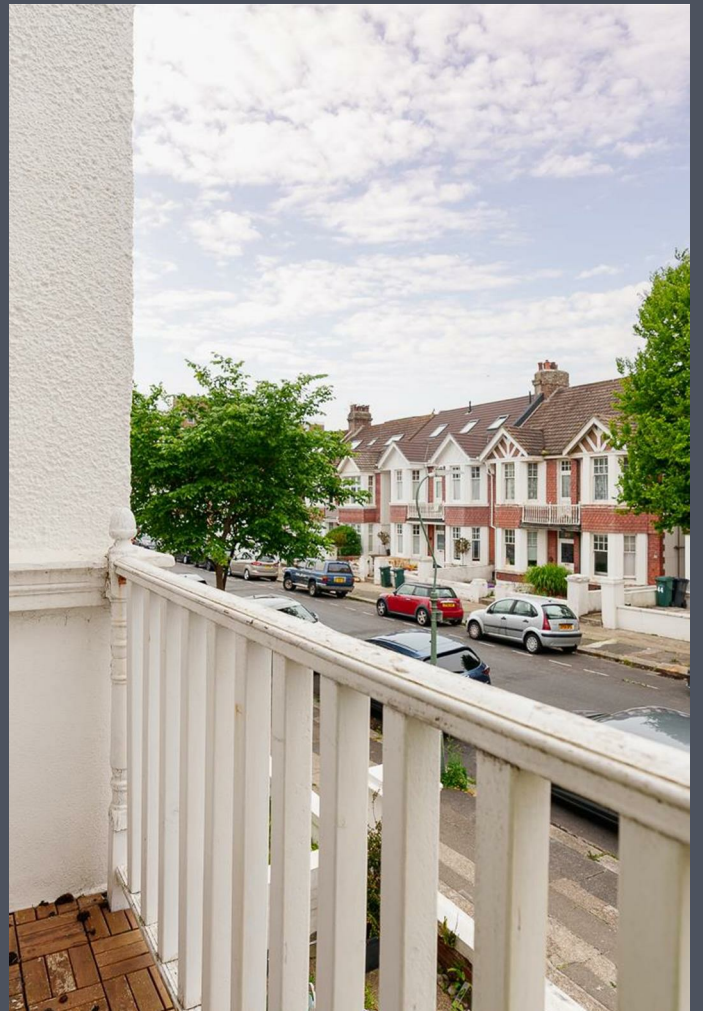
Parking zone: W



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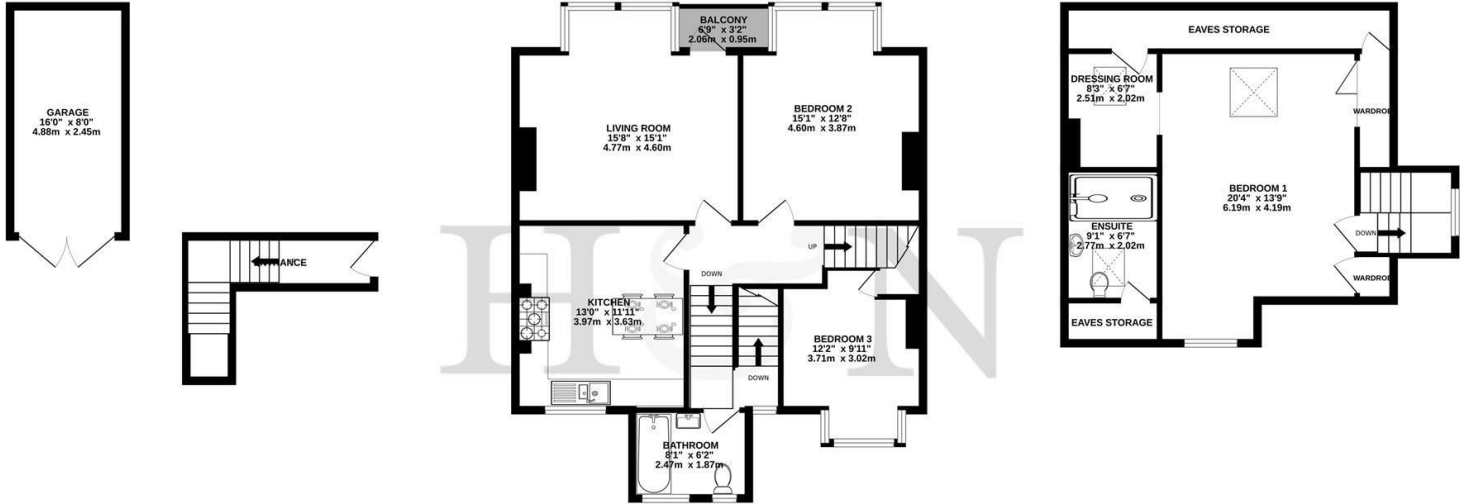
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GROUND FLOOR
196 sq.ft. (18.2 sq.m.) approx.

1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.

2ND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



INCL. GARAGE

TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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