

Lansdowne Place

Hove

Guide Price £250,000





Lansdowne Place,

Hove

Excellently positioned in the heart of Hove, with easy access to the seafront as well as the amenities on Church Road and Western Road; a charming TWO BEDROOM SECOND FLOOR APARTMENT set within an attractive GRADE II LISTED PERIOD BUILDING. Sold with NO ONWARD CHAIN.

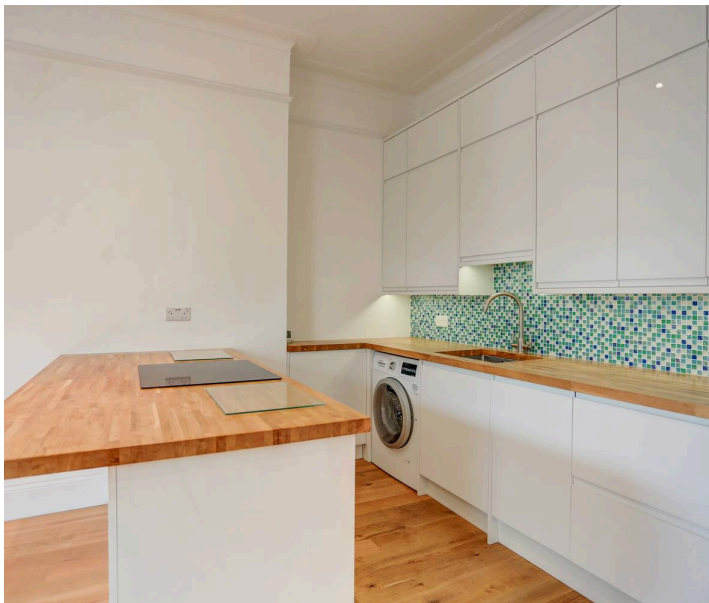
Situated on the second floor of an elegant Grade II listed Regency building, this spacious flat blends modern decor within a period setting.

The bright open-plan living, kitchen and dining room is a particular highlight, featuring a striking curved bay that adds character to the space. There are two bedrooms, the smaller of which benefits from a built-in cupboard, while the bathroom is fitted with a white suite and shower over the bath. Further useful storage can be found in the entrance hall.

In the Local Area

Located in central Hove, the seafront, and the green open spaces of Hove Lawns, Palmeira Square and Brunswick Square are only a short walk from your door. Along the seafront lies the newly named Hove Beach Park, which will feature a range of outdoor sports and leisure facilities, including tennis courts, padel tennis and improved green spaces.

A brand-new café and restaurant will be as part of its development. The café will be located within the Outdoor Sports Hub at Hove Beach Park and will feature a restaurant at the first-floor level with terraces on three sides.





Additionally, there will be a ground-floor kiosk, as well as public amenities like toilets, showers, and changing facilities.

When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton's famous Lanes are within easy reach. Offering everything from high street and independent stores to the French Pastries of Flour Pot Bakery, everything you need is right on your doorstep.

Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as nearby outlying villages and up to Devil's Dyke. Hove and Brighton mainline train stations are both within easy reach, providing convenient, regular mainline links for commuters.

Further Information

Lansdowne Place is in permit zone M and is in council tax band B, which is charged at £2,006.23 for 2026/27. EPC rating - D

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 92 years

Service Charge - £2,404.82 per annum

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 58.5 m² ... 630 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.