



Lansdowne Street, Hove, BN3 1FQ
£275,000 - £300,000 Guide



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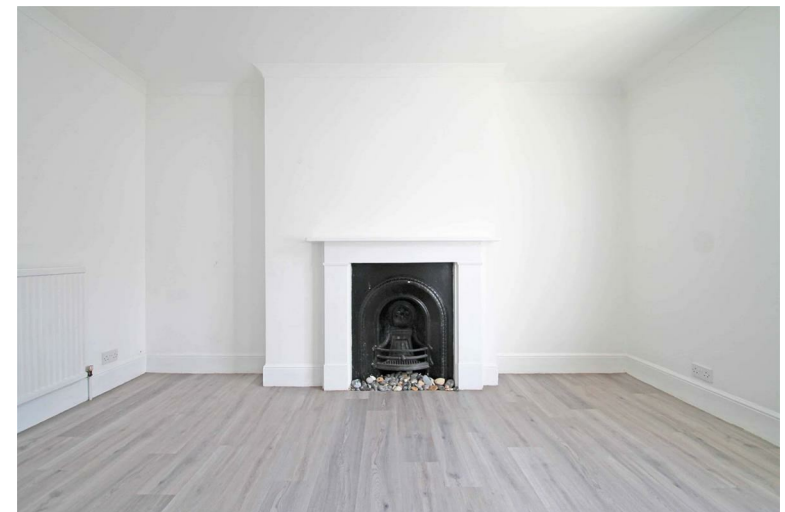
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A delightful two-bedroom top floor maisonette, occupying the entire second and third floors of this attractive terraced property, located in this extremely central and sought-after location. The property is offered for sale in good decorative order throughout with immediate vacant possession.





Further Information

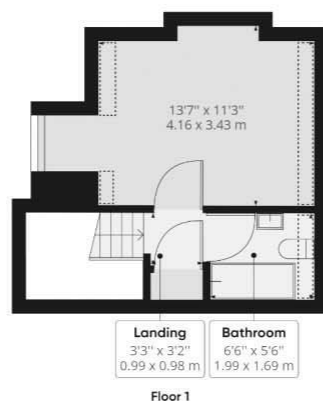
Arranged over two floors, the accommodation comprises on the second floor a generous west-facing kitchen/living room with modern open-plan kitchen and feature fireplace, and a spacious east-facing double bedroom. To the third floor, there is a bathroom and a second excellent sized double bedroom.

Lansdowne Street sits in a prime spot between Brighton and Hove, just off Western Road with its wide choice of shops, cafés and restaurants. The seafront is only a short walk away, with Hove Lawns and the promenade close by, while both Brighton and Hove stations are within easy reach for commuters. The area is also well served by regular bus routes, making it easy to get around the city and beyond.



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Approximate total area⁽¹⁾
613.94 ft²
57.04 m²

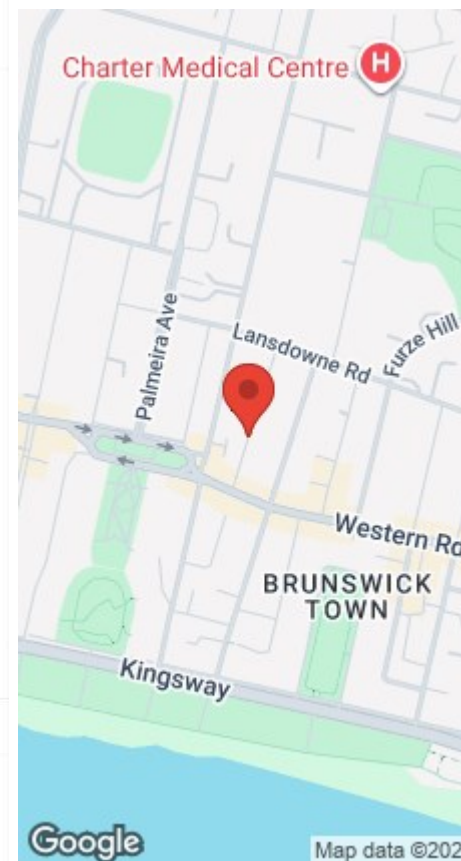
Reduced headroom
21.06 ft²
1.96 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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