



Langdale Gardens  
Hove, BN3 4HJ

**FERMERS**



- 3 
- 2 
- 1 

**TENURE**  
Leasehold - Share of Freehold

**EPC RATING**  
D

**COUNCIL TAX BAND**  
C



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 65      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

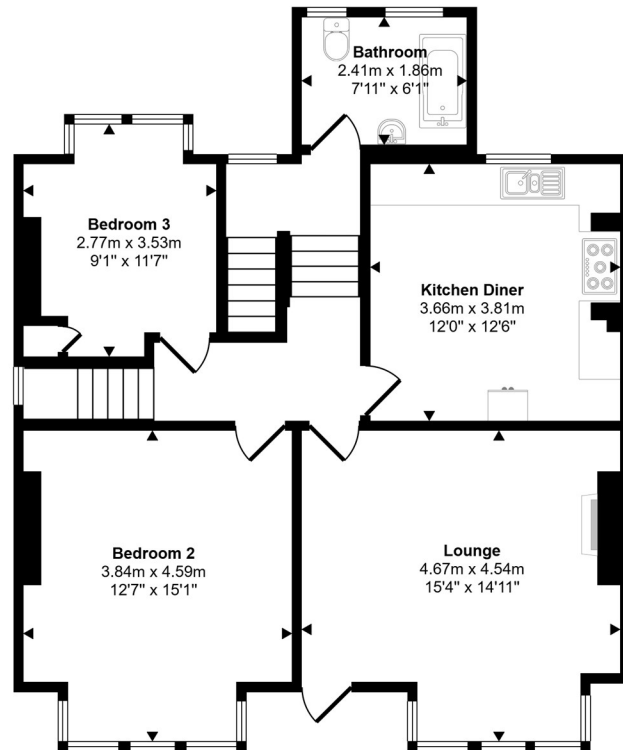
England & Wales

EU Directive 2002/91/EC 



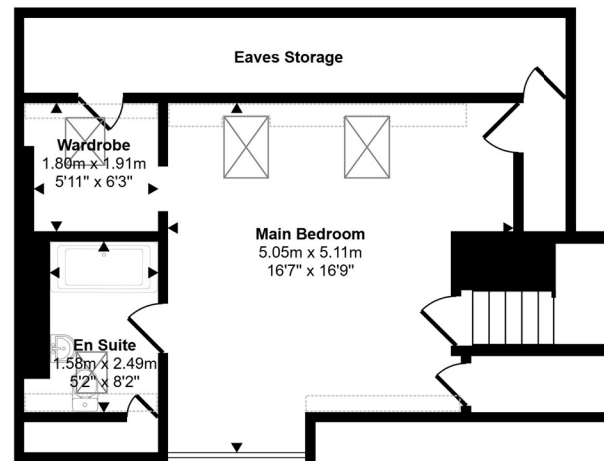
# Langdale Gardens

Approx Gross Internal Area  
138 sq m / 1488 sq ft

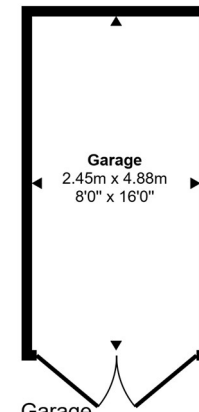


First Floor  
Approx 76 sq m / 820 sq ft

Denotes head height below 1.5m



Second Floor  
Approx 50 sq m / 539 sq ft



Garage  
Approx 12 sq m / 129 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# FERMERS

## OFFICE ADDRESS

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## OFFICE DETAILS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements