

51-53 Lansdowne Place

Hove BN3 1HF

Offers In Excess Of £300,000

- 2 BEDROOMS
- FIRST FLOOR APARTMENT
- SEPARATE KITCHEN
- LOUNGE
- BATHROOM
- CLOSE TO THE SEA
- GAS CENTRAL HEATING
- CENTRAL LOCATION

A grade 2 listed first floor converted 2 bedroom apartment offered for sale with no chain. This desirable property is situated close to a wealth of amenities with Hove seafront at the end of the road. Floor to ceiling sash windows give the property loads of natural light. Viewings strongly recommended.

ENTRANCE HALL Built in cupboard, radiator, security door entry phone system.

LOUNGE/DINING ROOM 18' 6" x 11' 8" (5.64m x 3.56m) Feature fire surround, floor to ceiling sash window, radiator.

KITCHEN 6' 9" x 5' 4" (2.06m x 1.63m) Matching base and wall cupboards, roll top work surface, stainless steel sink with mixer tap, electric hob with oven under and canopy hood over, appliance space, tiled splash back.

BEDROOM 13' 9" x 11' 10" (4.19m x 3.61m) Sash window, radiator, cupboard housing the gas boiler.

BEDROOM 12' 7" x 7' 5" (3.84m x 2.26m) Floor to ceiling sash window, radiator.

BATHROOM White suite with panelled bath, mixer taps and shower attachment, low level W.C., pedestal wash hand basin, part tiled walls, radiator.

OUTGOINGS:

Service charge 25/12/20 to 23/6/21 £814.50

Reserve fund 25/12/20 to 23/6/21 £500.00

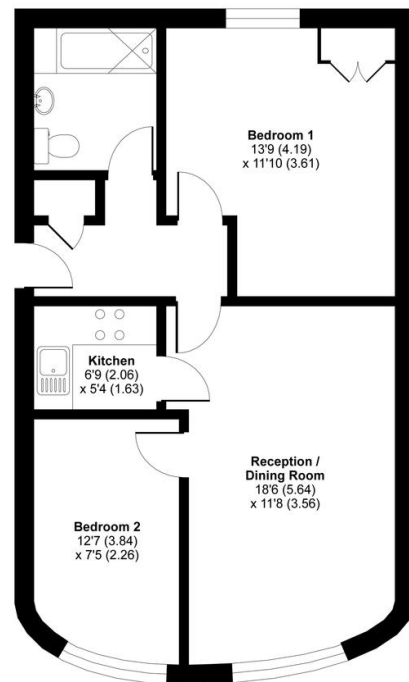
Ground rent 25/12/20 to 23/6/21 £100.00

Lease: until 23/3/2115 (94 years remaining)

EPC RATING: Current 77/C Potential 82/B

Lansdowne Place, Hove, BN3

Approximate Area = 600 sq ft / 55.7 sq m
For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021.
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Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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