

PHILLIPS & STILL

Lansdowne Place, Hove

Offers in excess of £235,000



- **A Fantastic Converted First & Second Floor Maisonette**
- **One Double Bedroom**
- **Sitting Room & Separate Refitted Kitchen**
- **Directly Opposite Hove Seafront**
- **No Onward Chain & Share Of Freehold**

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Selby Lodge, 1 Lansdowne Place, Hove, BN3 1HB



Lansdowne Place is one of central Hove's top addresses and Selby Lodge is at the South end directly opposite Hove's picturesque & famous seafront as well as being just a short stroll from the hustle & bustle of Western Road. Lansdowne Place is well known for its' impressive Regency architecture and this split-level converted flat is the perfect example of this! The current owners recently renovated the kitchen but the rest of the flat is a blank canvas ready for someone to refresh (& possibly reconfigure STNC), put their own stamp on and really make it their own...

Set on the first and second floor of an attractive Victorian building, upon entering the flat you will be very pleasantly surprised at how light the versatile living accommodation feels throughout. Front to back it comprises of entrance hall, shower room, a refitted separate kitchen, separate W.C. and a great size double bedroom. To the upper floor is the sitting room which is extremely bright with a door opening on to the fire escape.

With no onward chain and a share of the Freehold, this opportunity to purchase a superbly appointed flat in a much sought after & convenient location should be seized with both hands! There is an excellent array of entertainment within walking distance and a wide selection of trendy restaurants, cafes, bars, coffee shops, pubs, convenience shops, supermarkets, delicatessens, beauty rooms, gyms and much more! For anyone who commutes, both Brighton and Hove railway stations are within easy reach and leafy St Ann's Well Gardens is also close by. Living here will certainly be exciting and allow you to experience that vibrant cosmopolitan Brighton & Hove lifestyle in full!



Picture this...

Imagine how it would feel to step out of your front door and straight onto beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream whilst taking in the picturesque ocean views...

Alternatively if you're looking for entertainment, you are within walking distance of many bars, clubs, fine restaurants, the theatre, cinema, comedy clubs and much more - the hard part will be deciding between them all!

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Approximate Gross Internal Area = 46.1 sq m / 496 sq ft

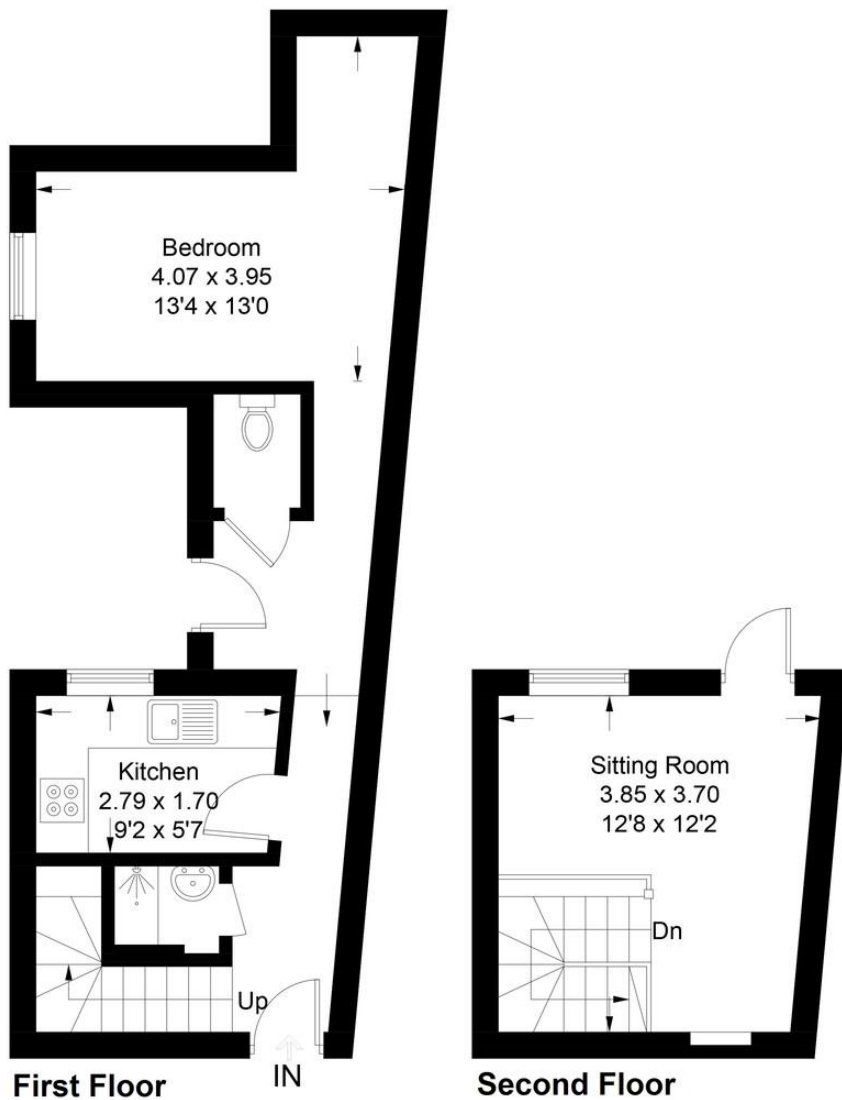


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

FIRST FLOOR

ENTRANCE HALL

SHOWER ROOM

REFITTED KITCHEN

9' 2" x 5' 7" (2.79m x 1.7m)

SEPARATE W.C.

DOUBLE BEDROOM

13' 4" x 13' 0" (4.06m x 3.96m)

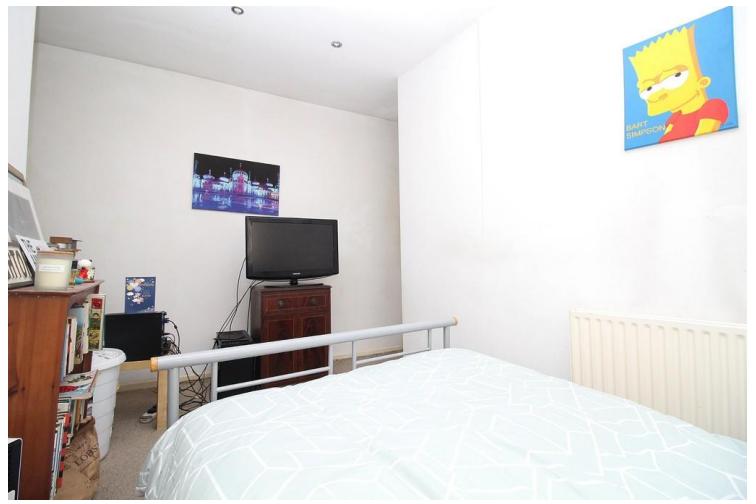
Stairs up to:

SECOND FLOOR

SITTING ROOM

12' 8" x 12' 2" (3.86m x 3.71m)

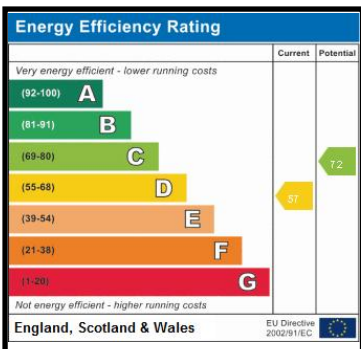




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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