

Lansdowne Road, Hove

£190,000



- A Spacious Second Floor Studio Purpose Built Flat
- Separate Double Bedroom Area
- Separate Kitchen
- Modern Fitted Bathroom
- Wealth Of Built-In Storage

Kitilear Court, Lansdowne Road, Hove, BN3 1FY



This spacious purpose built second floor studio apartment is the perfect first home, buy to let investment or second / holiday property near the sea! It is bright and airy with a peaceful rear aspect and a wealth of built-in storage.

The main studio room has a great size lounge / diner and a separate bedroom / sleeping area with space for a double bed making the flat feel more like a one bedroom than a studio. You also have a separate kitchen and modern bathroom.

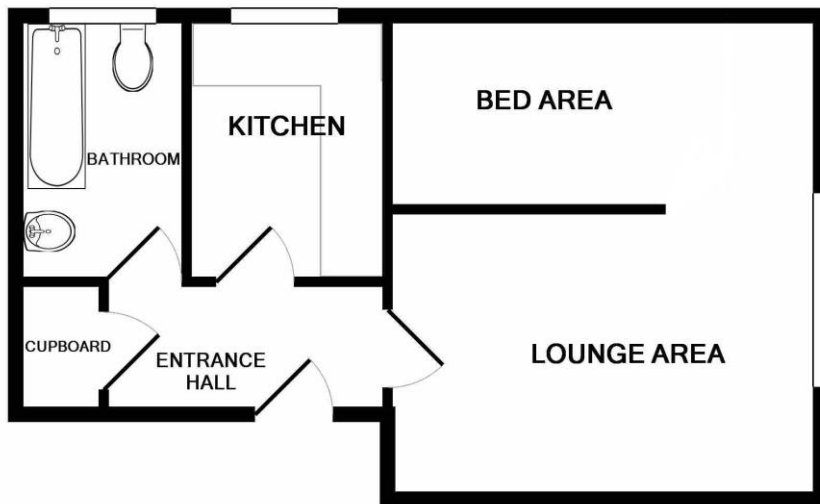
Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns! And lastly, for anyone who commutes, both Brighton and Hove mainline railway are within easy reach.



Picture this...

Imagine how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views...

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for!



TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Accommodation

SECOND FLOOR

ENTRANCE HALL

STUDIO ROOM

12' 6" x 9' 3" (3.81m x 2.82m)
With built-in storage cupboard
and separate bedroom area

SEPARATE KITCHEN

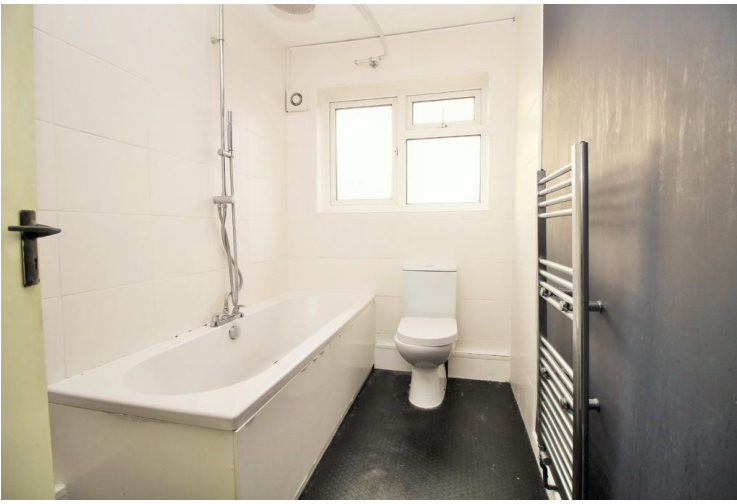
8' 5" x 6' 4" (2.57m x 1.93m)

BATHROOM

OUTSIDE

COMMUNAL REAR GARDEN &
BIKE RACKS

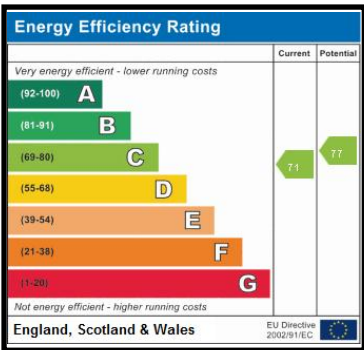




What to do next

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 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 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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk