



**GOLDIN
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**FOR
SALE**

Lansdowne Street, Hove, BN3 1FR

£280,000 - £300,000 Guide

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A delightful one-bedroom converted flat occupying the ground floor of this attractive terraced property. Complete with private garden and situated in this central and sought-after location, early and internal viewing is highly recommended.





Rooms & Sizes

Living Room: 14' 11" x 13' 5"

Bedroom: 12' 3" x 10' 11"

Shower Room

Kitchen: 9' 5" x 8' 3"

Further Information

Internally, the accommodation comprises an entrance hall with storage cupboards and access to all rooms, fantastic sized living room with bay window, recently fitted blinds, and built-in storage, double bedroom, kitchen, and a recently refurbished shower room. A door from the kitchen leads on to the spacious decked garden, a real asset for flats in this location. The property is well-presented and benefits from high ceilings with period coving and recently replaced flooring.

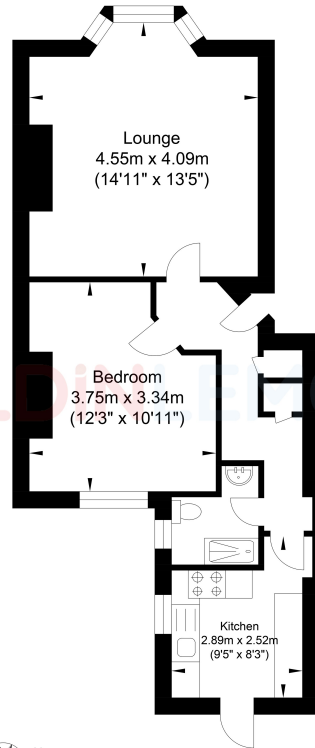
Situated on one of the original old roads of Hove in the Brunswick Town conservation area, this spacious ground floor flat is superbly positioned to enjoy all that Brighton and Hove has to offer. A central yet peaceful location, Lansdowne Street leads straight down to the bustling café culture of Hove and on to the seafront. Brighton and Hove mainline stations are also within easy reach, offering direct links to London and making this an ideal location for commuters.



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Approximate Floor Area
467.04 sq ft
(43.39 sq m)

Approximate Gross Internal Area = 43.39 sq m / 467.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FOR SALE

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.