

# PHILLIPS & STILL

Lansdowne Place, Hove

Asking Price £275,000 - £300,000



- Delightful one bedroom converted flat
- Located in an attractive Regency building just off Western Road
- Spacious Lounge/Diner
- Fitted Kitchen and Bathroom
- Guest/storage room off the communal

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## Flat 4, 65 Lansdowne Place, Hove, BN3 1FL



Nestled in the heart of Hove, this delightful one-bedroom converted flat on Lansdowne Place is part of an attractive Regency building that exudes classic architectural charm. Perfectly positioned just off Western Road, the property offers easy access to the lively cafés, shops, and amenities of central Hove, while still providing a peaceful retreat.

Inside, the flat features a spacious lounge and dining area, filled with natural light and offering ample room for both relaxing and entertaining. The high ceilings and period details add a sense of character, enhancing the inviting ambiance of the living space. Adjacent to the main living areas, an additional guest room or storage room is conveniently located off the communal hallway, providing flexible extra space that can adapt to a variety of needs. This unique layout also includes a separate W.C. off the hallway, adding a practical touch for hosting guests or as an added convenience.



Picture this...

INSERT TEXT



## Accommodation

With no onward chain, the property presents a rare opportunity for a smooth, straightforward purchase. This charming flat combines Regency-era elegance with the vibrant, accessible lifestyle of Hove, making it a perfect choice for those seeking both character and convenience in their next home.

SECOND FLOOR

ENTRANCE HALL

LOUNGE

18' 8" x 11' 8" (5.69m x 3.56m)

KITCHEN

13' 7" x 7' 2" (4.14m x 2.18m)

BEDROOM

10' 11" x 8' 4" (3.33m x 2.54m)

BATHROOM

COMMUNAL ENTRANCE AREA

GUEST ROOM

CLOAKROOM





## 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](mailto: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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		

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

## Directions

For directions to this property please contact us.

## Phillips & Still

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