

Lansdowne Place, Hove

Asking Price of £425,000



- A Spacious Raised Ground Floor Period Property
- Stunning Grade II Regency Building Moments From Hove Seafront
- Own Private Entrance
- Two Double Bedrooms
- Lounge / Diner & Separate Kitchen / Breakfast Room
- No Onward Chain

## Lansdowne Place, Hove, BN3 1HF



Lansdowne Place is one of central Hove's top addresses. You are moments from the hustle & bustle of Western Road as well as being just a short stroll from Hove's famous seafront. The road is well known for its' impressive Regency architecture and this spacious Grade II listed raised ground floor apartment is the perfect example of this.

Entering via your own private entrance, the fantastic internal accommodation comprises of two double bedrooms, a spacious bay fronted lounge / diner, separate kitchen / breakfast room with space for a table & chairs and bathroom. This property ticks all the boxes as a perfect main residence, buy to let investment or holiday / second home by the sea!

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 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 721 SQ.FT. (67.0 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 ©2017

## Accommodation

### RAISED GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER  
14' 6" x 12' 5" (4.42m x 3.78m)

BEDROOM ONE  
14' 1" x 10' 8" (4.29m x 3.25m)

BATHROOM

KITCHEN / BREAKFAST ROOM  
12' 4" x 7' 6 max" (3.76m x 2.29m)

BEDROOM TWO  
11' 4" x 8' 4" (3.45m x 2.54m)

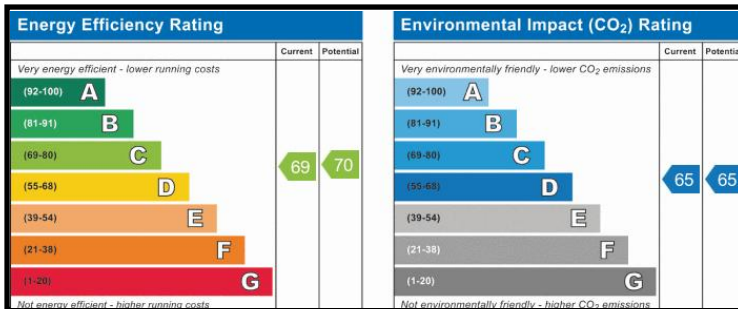




## What to do next

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.



## 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

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

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

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)