

Lansdowne Road, Hove

Asking Price £175,000



- A Very Well Presented Second Floor Studio Purpose Built Flat
- Good Decorative Order
- Separate Bedroom/ Sleeping Area
- City Centre Location
- Perfect First Time Or Investment



## Kitilear Court, Lansdowne Road, Hove, BN3 1FY



If your looking for your first home or an excellent investment then this property really ticks all the boxes. This bright and airy studio flat is in good decorative order and the main studio room has a separate bedroom/sleeping area, making the flat feel more like a one bedroom then a studio. There is also a separate kitchen and modern bathroom too.

The property is well positioned in terms of restaurants and coffee shops with Starbucks being just a couple of hundred yards away, and there is an excellent array of nightlife with a wide selection of restaurants, bars and public houses also being within walking distance.

Hove seafront with its lawns and beaches is also within very close proximity, there you can enjoy spending time with friends and family and enjoy all the activities that this cosmopolitan city is so well known for.

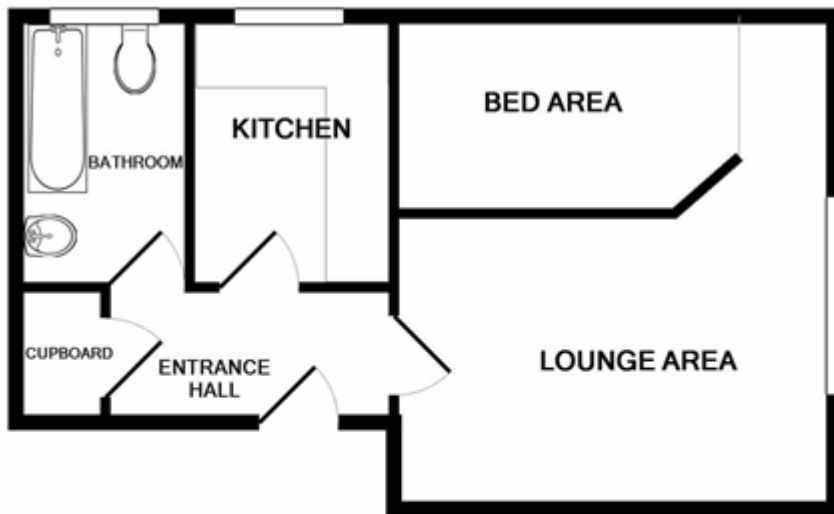
Overall it is a bright and airy property and in this location, will not stay on the market for long!



## 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

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## Accommodation

### SECOND FLOOR

ENTRANCE HALL

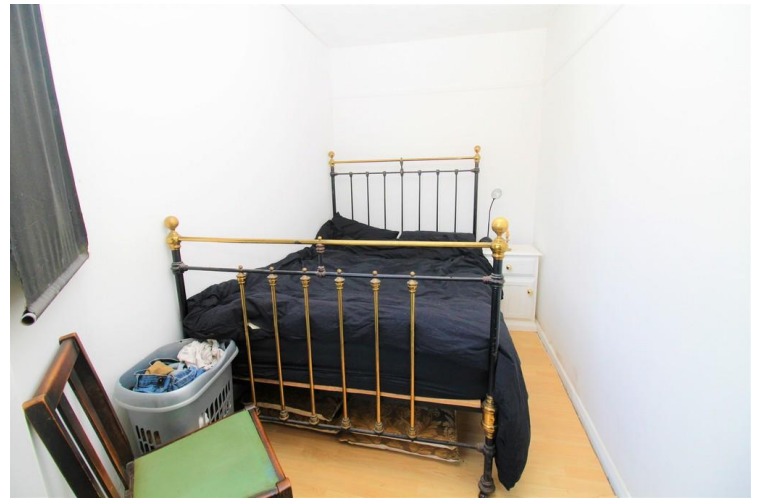
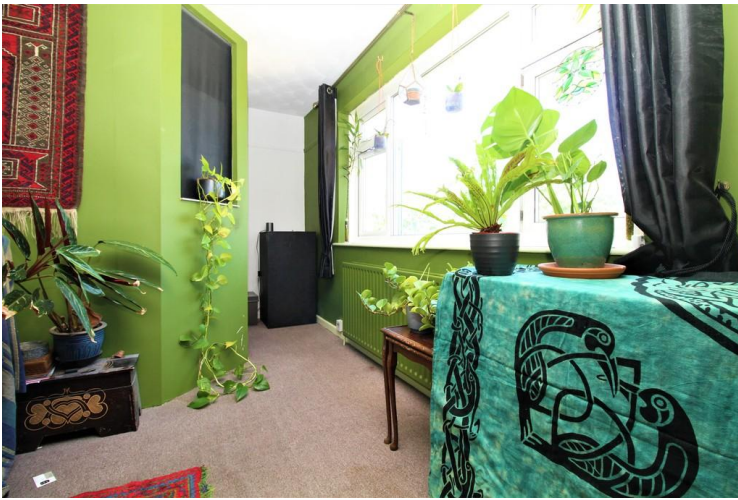
LOUNGE AREA  
12' 6" x 9' 3" (3.81m x 2.82m)

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

BATHROOM  
8' 4" x 5' 3" (2.54m x 1.6m)







## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	71
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	69
EU Directive 2002/91/EC		
England, Scotland & Wales		

## 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

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