



PHILLIPS & STILL

LANSDOWNE ROAD, HOVE
GUIDE PRICE £165,000 - £170,000





If you are looking for your first home or for an excellent investment then this property really ticks all the boxes. This bright and airy studio flat is in excellent decorative order and you have a good sized main studio room which is bright and airy. There is also a separate kitchen and a modern fitted 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!

TOP FLOOR FLAT

ENTRANCE HALL

STUDIO ROOM

13' 5" narrowing to 8' 9" x 13' 5" (4.09m x 4.09m)

KITCHEN

8' 2" x 6' 1" (2.49m x 1.85m)

BATHROOM



TOTAL APPROX. FLOOR AREA 266 SQ. FT. (24.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		87	87
EU Directive 2002/91/EC			

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