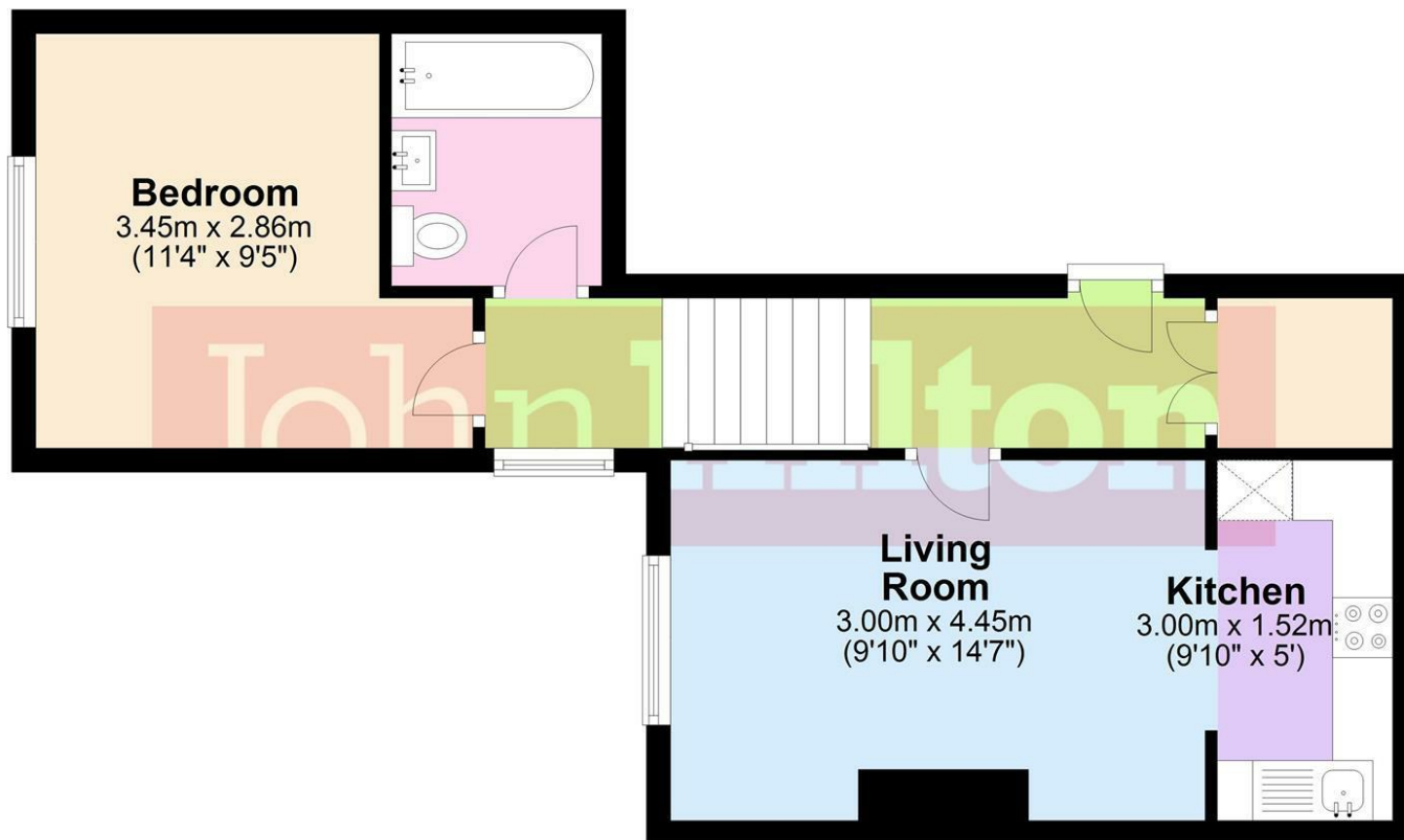


Second Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 43.1 sq. metres (463.6 sq. feet)

Total Area Approx 463.60 sq ft

Flat 8, 116 Lansdowne Place, Hove, BN3 1FJ

To view, contact John Hilton:

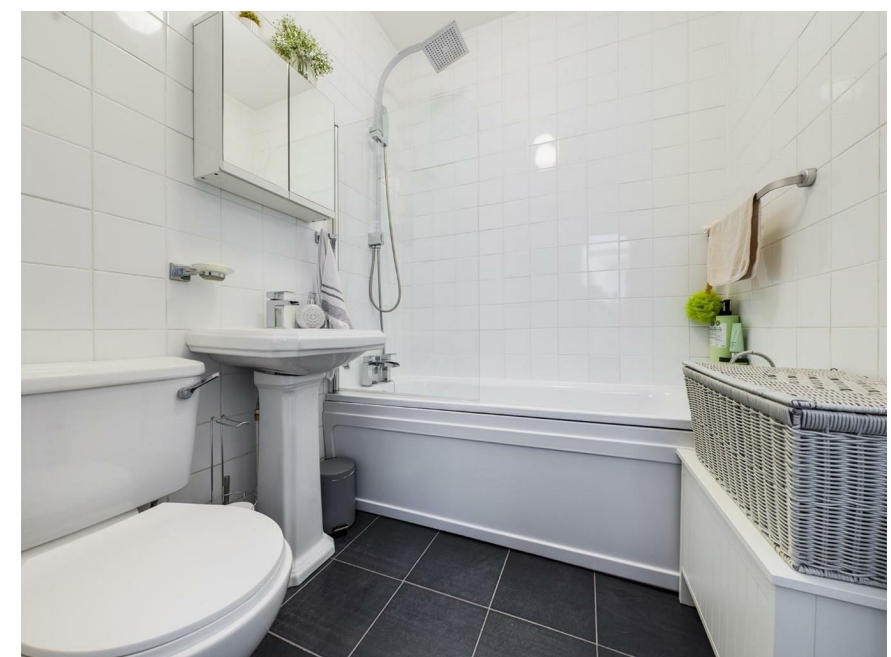
127 Lewes Road, Brighton, BN2 3LG

01273 608151 or sales@johnhiltons.co.uk

Guide Price £260,000-£280,000
Leasehold - Share of Freehold

Flat 8, 116 Lansdowne Place, Hove, BN3 1FJ

Guide Price £260,000-280,000 *VIRTUAL 360 TOUR AVAILABLE please request a copy*
A beautifully presented 1 bedroom flat, forming part of a well maintained period conversion. Situated in a sought after road in central Hove, close to Hove seafront. Tastefully refurbished by the current owners with a social open plan Kitchen/Living Room with a newly fitted kitchen with integrated appliances and solid wood worktops. Good sized double bedroom and modern bathroom make up the rest of the accommodation. Great location close to the vibrant Western Road with many trendy bars, cafés, restaurants and local shops. A short walk to the famous Hove Lawns and Seafront. Ideal for first time buyers.



Communal Entrance

Door entry phone, stairs to second floor.

Entrance Hall

Built in cupboard with hanging rail. Window to side. Door entry phone.

Living Room

4.45m x 3.00m (14'7" x 9'10")
Window to rear, laminate wood flooring. Exposed brick fireplace with wooden surround. Archway to kitchen.

Kitchen

3.00m x 1.52m (9'10" x 4'11")
Modern fitted kitchen with eye and base level units and solid wood worktops over and tiled splash backs. Ceramic sink with stainless steel mixer tap and drainer, built in oven with hob and extractor hood over. Integrated washing machine and fridge/freezer. Tiled floor.

Double Bedroom

3.45m x 2.86m (11'3" x 9'4")
Window to rear, laminate wood flooring.

Bathroom

Fully tiled walls white suite consisting of low flush WC, wash hand pedestal basin, bath with mixer tap and hand shower and raiser shower head over. Glass shower screen.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

- Stylishly Refurbished
- Split Level 1 Bed Flat
- Decorated in Modern Neutral Tones
- Ideal for First Time Buyers
- Newly Fitted Bathroom
- Modern Fitted Kitchen With Integrated Appliances
- Well Maintained and Managed Block
- Central Hove Location
- Close to seafront and Mainline Station
- Share of Freehold and 997 year lease