



Flat 4, 40 Lansdowne Place, Hove, BN3 1HH

Guide price £285,000

Welcome to Lansdowne Place, Hove - a charming location that offers the perfect blend of convenience and coastal living. This Regency apartment, built in 1835, is conveniently located close to shops and Hove seafront, you'll have everything you need right at your doorstep. Additionally, having a share in the freehold gives you a sense of ownership and investment in the property.

Situated on the top floor, this one-bedroom flat boasts a spacious reception room, separate fitted kitchen and modern bathroom. With a generous living space, this property offers a comfortable and cosy environment.

COMMUNAL HALL

Security door entry phone with stairs to all floors, door to property.

ENTRANCE HALL

4'10 x 3'2 (1.47m x 0.97m)

Doors to all main rooms, smooth finish walls, ceiling coving, wall mounted telephone entry phone, wood flooring.

LIVING ROOM

14'8 x 10'11 (4.47m x 3.33m)

This bright west facing room has two sash windows with views across and down Lansdowne Place, smooth finish walls, ceiling coving, two recesses with fitted shelving, double radiator, brushed chrome light switch plates, space for both dining and living areas, large opening leading to:

KITCHEN

13'10 x 5'5 max (4.22m x 1.65m max)

This bright west facing room has a sash window overlooking Lansdowne Place, smooth finish walls, ceiling coving, range of white units arranged to two walls in an L shape comprising of base cupboards, space and plumbing for washing machine, built in oven with four ring hob over complimented by roll edge work surfaces with inset sink, mixer tap and drainer, selection of matching eye level cupboards including display shelving, tiled splash backs, space for fridge freezer or other appliance.

BEDROOM

15'6 x 9'10 (4.72m x 3.00m)

This large double bedroom has two sash windows providing a pleasant outlook over the neighbouring gardens, smooth finish walls, ceiling coving, built in cupboard providing both hanging and shelved storage, radiator, additional storage cupboard housing wall mounted 'Vaillant' combination gas boiler, ample space for double bed and additional bedroom furniture.

BATHROOM

7'1 x 4'10 (2.16m x 1.47m)

White suite and chrome fitments comprising of a panelled bath with shower attachment over, low level WC and wash basin with storage beneath. Part tiled walls with the remainder of the walls being smooth finish with ceiling coving, radiator, wall mounted chrome towel rail.

OTHER INFORMATION

Tenure: Leasehold – Share in the freehold

Lease: 999 years from 29.9.1989 (964 years remaining)

Service Charge: £1,800 per annum

Ground Rent: Nil

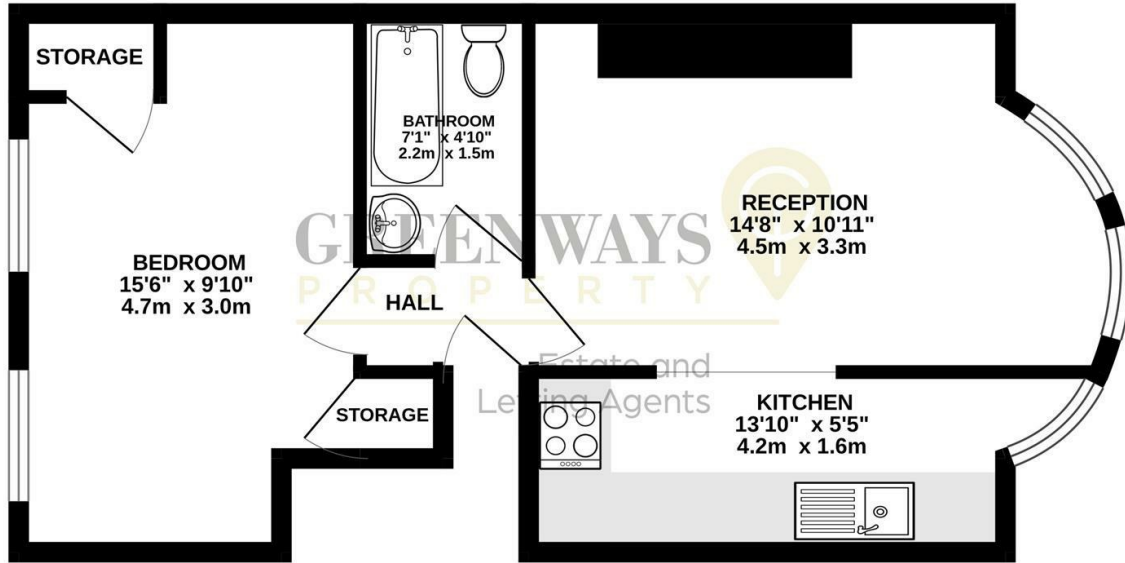
Council Tax Band: B

Local Authority: - Brighton and Hove

Parking: - Zone M

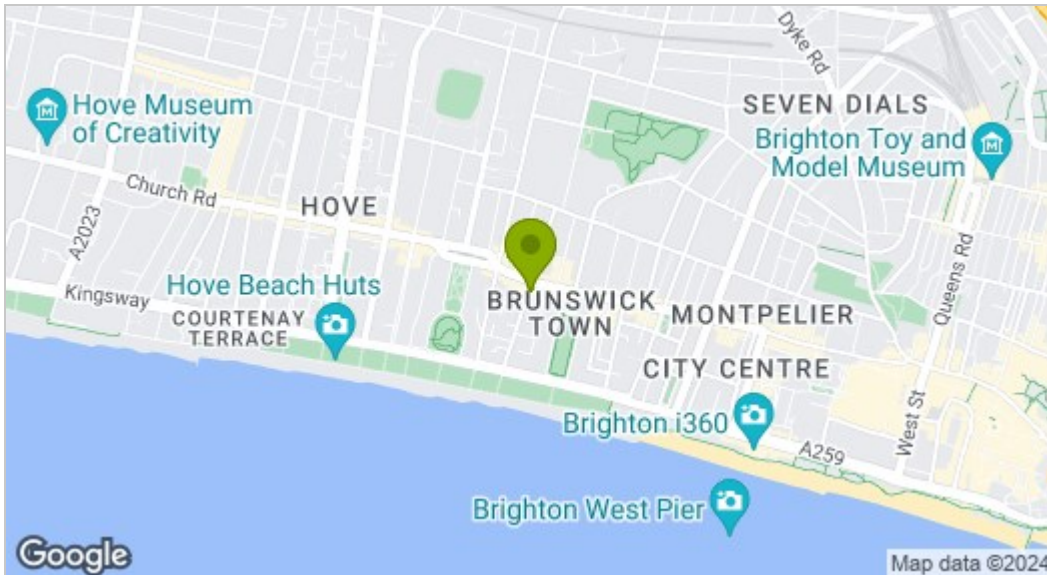
Floor Plan

THIRD FLOOR (TOP)
441 sq.ft. (41.0 sq.m.) approx.

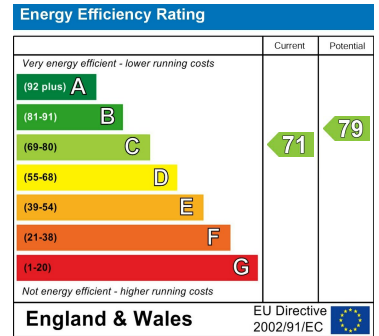


TOTAL FLOOR AREA : 441sq.ft. (41.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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