



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

**£1,250 Per month**

Welcome to Lansdowne Place, Hove – This charming top-floor one-bedroom flat offers a generous reception room, a separate fitted kitchen, and a contemporary bathroom. The property is equipped with gas-fired central heating, a washing machine, and a fridge for your convenience.

Housed in a Regency building dating back to 1835, this apartment is ideally situated near local shops and just a short stroll from Hove's beautiful seafront. Enjoy the perfect blend of convenience and coastal living in this fabulous part of Hove, where everything you need is right at your doorstep.

## 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, washing machine and fridge freezer, 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.

## 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 fittings 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.

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## OTHER INFORMATION

UNFURNISHED

AVAILABLE DATE: 30.08.2024

COUNCIL TAX BAND: Tax band B

LOCAL AUTHORITY: Brighton and Hove

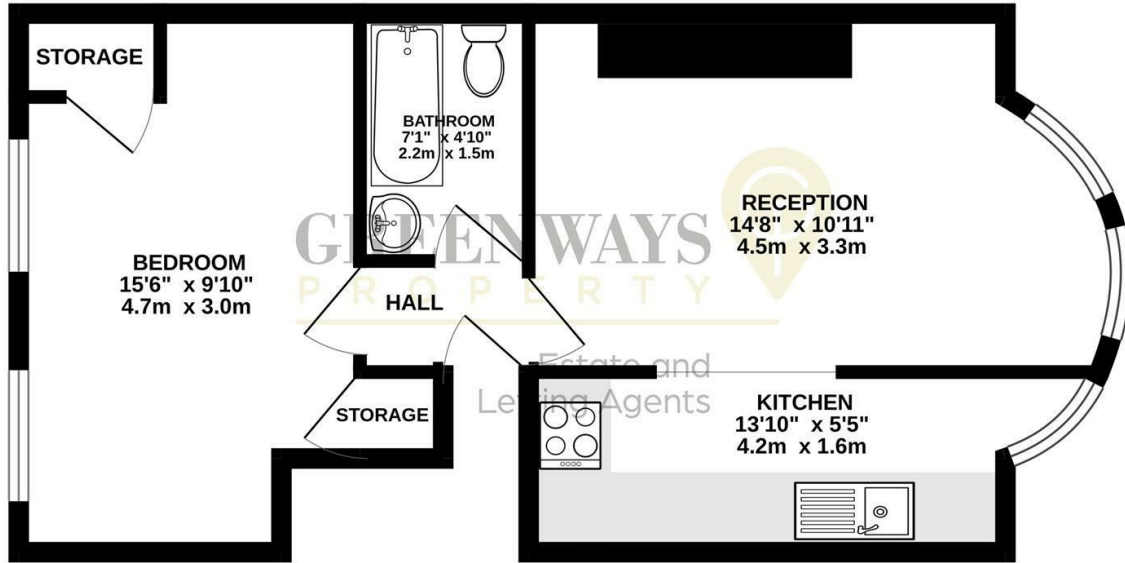
PARKING: Permit parking Zone M

DEPOSIT: £1,442

TENACY LENGTH: 12 Months + (Pref)

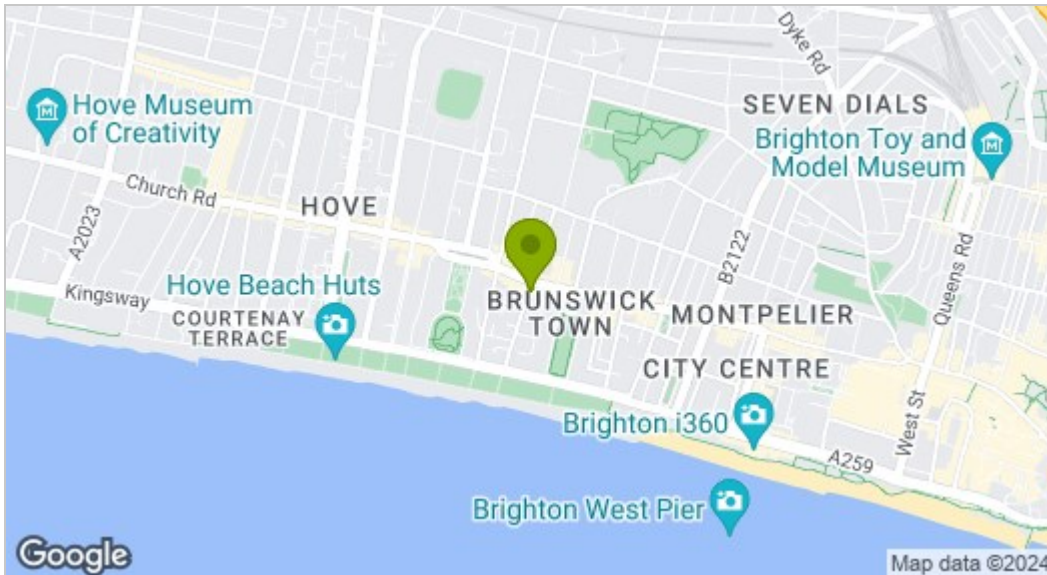
# Floor Plan

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

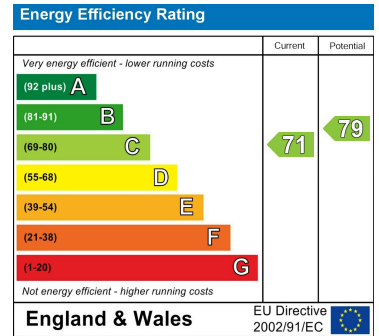


TOTAL FLOOR AREA : 441sq.ft. (41.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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