



GFF 15 Lawrence Road | | Hove | BN3 5QA

WB
WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £409,995

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Warwick Baker Estate Agents are delighted to offer this rarely available apartment, forming part of the ground floor of this Victorian building. The property benefits from an entrance hall, two double bedrooms, 17' lounge, 11' kitchen/dining room, bathroom and rear garden. Internal viewing highly recommended to appreciate the original ornate features throughout.

Ideally located on a peaceful residential street close to the vibrant Poets Corner neighbourhood, the property is surrounded by a fantastic array of independent cafés, pubs, bakeries, restaurants, and essential amenities, alongside excellent rated local schools. Aldrington train station is just a short walk away, offering fast connections to London, while the seafront—with its recently regenerated leisure and entertainment options—is also within easy strolling distance.

- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 17' LOUNGE
- 11' KITCHEN/DINING ROOM
- BATHROOM
- 26' REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Original part frosted leaded front door leading to:

ENTRANCE HALL

10'10" x 8'5" (3.32 x 2.59)

Being ' L ' shaped, single panel radiator, dado rail, door giving access to under stairs storage cupboard, picture rail, 10" original skirting boards, painted floor boards.

Doorway off entrance hall to:

LOUNGE

17'5" x 12'2" (5.33 x 3.73)

Into bay with sash windows and twin French doors to the rear (not functioning), painted wood panelling below the windows, feature fireplace with wood surround and mantle, marble insert, marble hearth, built in double doored storage cupboard to the side with display shelf over, painted floor boards, 11" original skirting boards.

Opening off lounge to:

KITCHEN/DINING ROOM

11'7" x 9'8" (3.54 x 2.96)

Comprising stainless steel sink unit with mixer tap inset into work top, built in ' NEFF ' electric hob to the side, range of slow closing drawers under, built in electric oven to the side, tiled splash bask, complimented by matching wall units over, built in integrated extractor,

bay with part frosted sash windows to the side having an easterly aspect, double painted radiator, painted floor boards, 10' original skirting boards, high level storage cupboards.

Original stripped and exposed wood panelled door off entrance hall to:

BEDROOM 1

17'8" x 13'1" (5.40 x 4.01)

Into bay with original sash windows to the front having a favoured southerly aspect, part wood panelling under, painted floor boards, 9" original skirting boards.

Door off kitchen/dining room to:

BEDROOM 2

11'10" x 10'0" (3.63 x 3.07)

Having a dual aspect, window to the side having a westerly aspect, part frosted glazed windows having an easterly aspect.

Original stripped and exposed wood panelled door off entrance hall to:

BATHROOM

Being part tiled, comprising wood panelled bath with antique style mixer tap with separate shower

attachment, built in shower with rainfall style shower head with separate attachment, shower rail and curtain, low level wc, antique style ceramic sink unit with mixer tap, tiled splash back, double doored storage cupboard under, part wood panelled walls to dado height, frosted glazed window.

Frosted glazed door off bedroom 2 to:

REAR GARDEN

26'1" x 25'11" (7.97 x 7.91)

Being ' L ' shaped, with patio area leading to raised deck area, enclosed by part brick wall and fencing.

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- 33% OF ANY EXPENDITURE

GROUND RENT:- NON-APPLICABLE

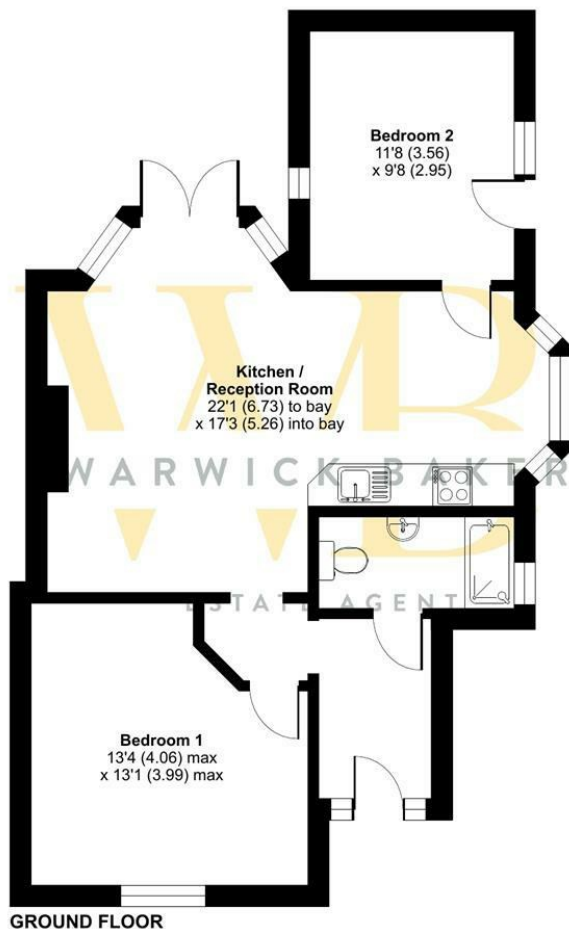
LEASE:- 67 YEARS REMIAN (VENDOR PREPARED TO EXTEND IF REQUIRED)



Lawrence Road, Hove, BN3

Approximate Area = 705 sq ft / 65.5 sq m

For identification only - Not to scale



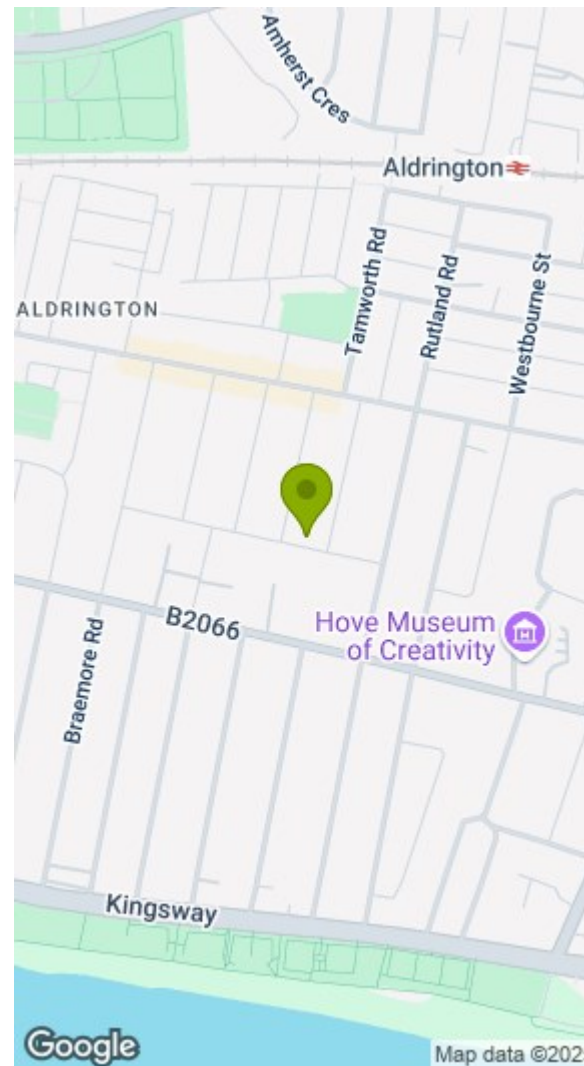
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1309799

Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 68 | | 74 |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |