



GFF 15 Lawrence Road | | Hove | BN3 5QA



ESTATE AGENT



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Offers In Excess Of £399,999

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Warwick Baker Estate Agents are proud to present this exceptional ground floor apartment, a rare gem nestled within a beautifully maintained Victorian building. This inviting residence features a welcoming entrance hall, two generously sized double bedrooms, an expansive 17' lounge perfect for relaxation and entertaining, and an 11' kitchen/dining room ideal for culinary delights. The apartment also includes a modern bathroom and access to a charming rear garden. Internal viewing is highly recommended to fully appreciate the exquisite original ornate features that enhance the character of this home.

Perfectly situated on a serene residential street, this apartment offers a lifestyle enriched by the vibrant Poets Corner neighbourhood. Here, you'll discover an eclectic mix of independent cafés, lively pubs, artisanal bakeries, and delightful restaurants, all within easy reach of essential amenities. Families will benefit from the excellent local schools in the vicinity. Commuters will find Aldrington train station just a short walk away, providing swift connections to London, while the stunning seafront—with its newly revitalized leisure and entertainment options—is also within a leisurely stroll. Don't miss out on the opportunity to make this charming apartment your new home!

- 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.

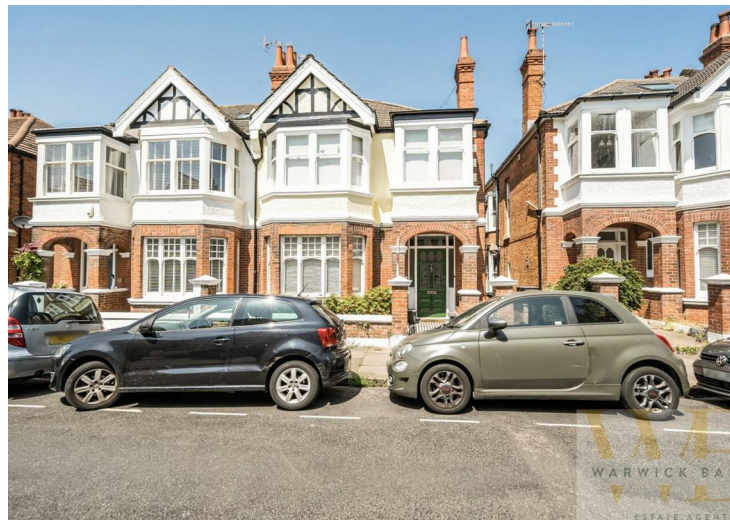
### OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- 33% OF ANY EXPENDITURE

GROUND RENT:- NON-APPLICABLE

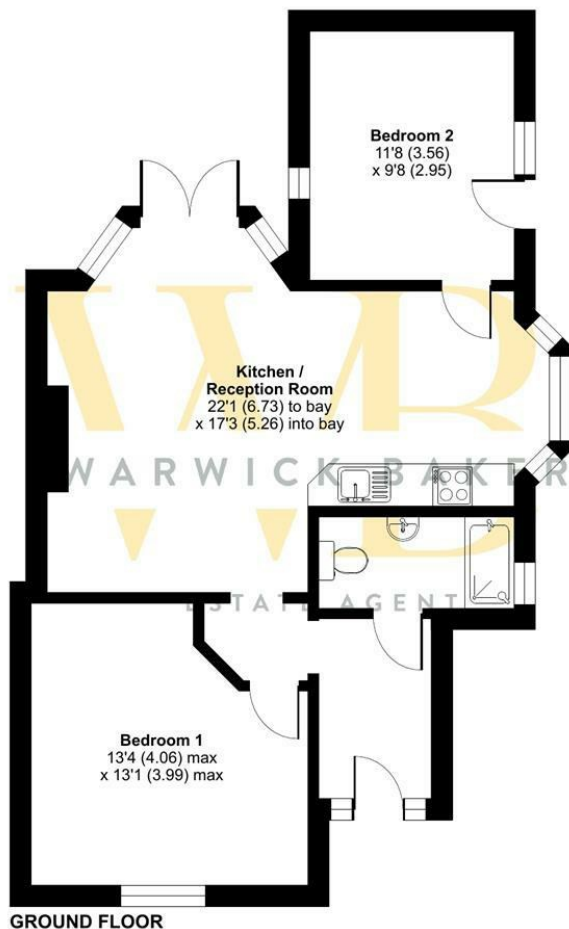
LEASE:- 67 YEARS REMIAN ( VENDOR PREPARED TO EXTEND IF REQUIRED )



## Lawrence Road, Hove, BN3

Approximate Area = 705 sq ft / 65.5 sq m

For identification only - Not to scale



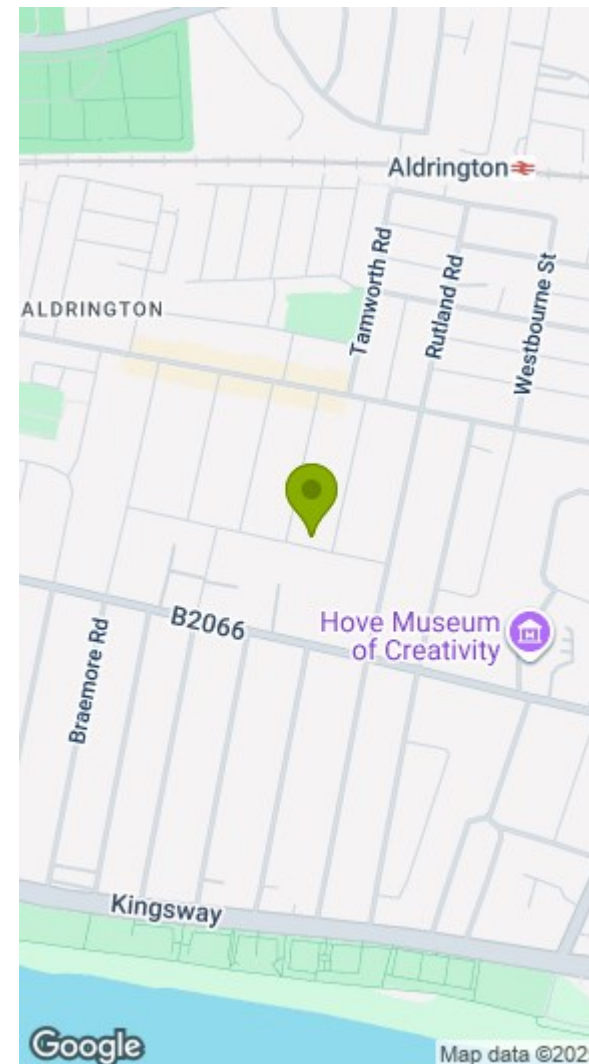
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1309799

### 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC