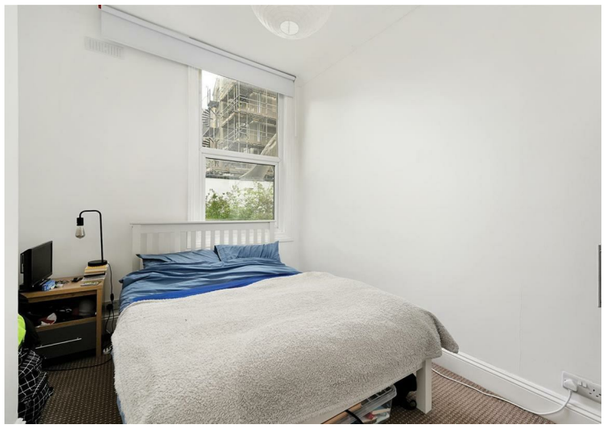

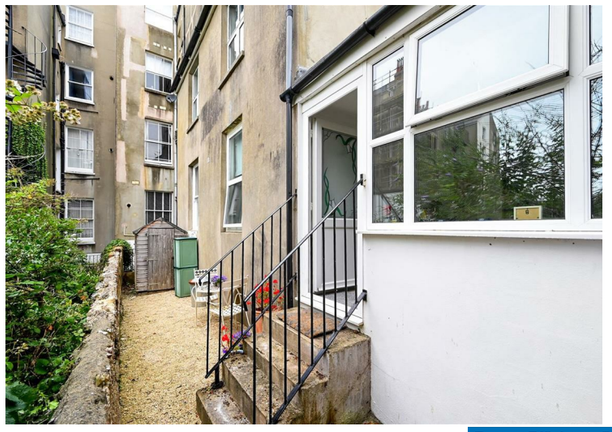

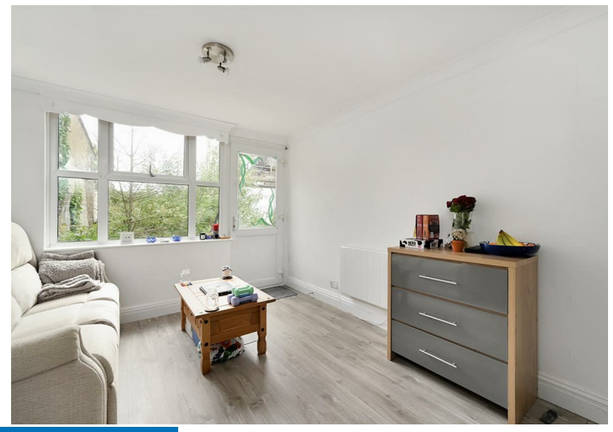

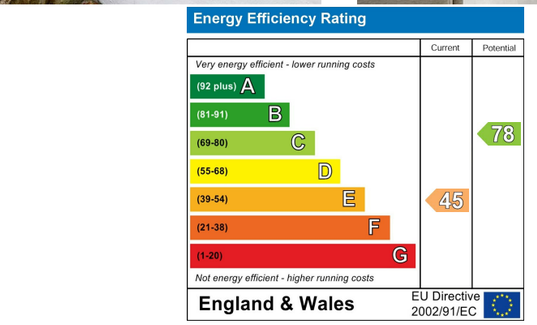

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SINNOTT GREEN

Sales & Lettings

Lansdowne Place, Hove, BN3 1FJ
Offers In Excess Of £215,000 Leasehold

- Ground Floor Garden Flat
- Open Plan Living Room
- Refitted Kitchen with Applainces
- Re fitted Shower Room
- Double Bedroom
- Private Patio Garden
- Chain Free

built circa 1850, this attractive GROUND FLOOR GARDEN FLAT is offered in good order, Open plan living room with RE FITTED KITCHEN, double bedroom, RE FITTED SHOWER ROOM, upvc double glazing, private patio, CHAIN FREE, great location being a short stroll to Church Road and the seafront

ENTRANCE HALL
airing cupboard housing lagged tank and with coats hanging space, telephone point

OPEN PLAN LIVING PLACE
15' x 10' (4.57m x 3.05m)
laminate flooring, electric heater, coving, upvc double glazed window and upvc double glazed door to the patio garden, inset downlighters

RE FITTED KITCHEN AREA
fitted with modern matching handleless grey gloss units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING INFRA RED HOB, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED WASHING MACHINE AND FRIDGE,

DOUBLE BEDROOM
11' x 9'10 (3.35m x 3.00m)
electric heater, coving, upvc double glazed window

RE FITTED SHOWER ROOM
comprising of a large walk in shower, wash hand basin, low level wc, ladder style heated towel rail, laminate flooring, medicine cupboard with mirror door, electric extractor fan

OUTSIDE

PATIO GARDEN
a private patio, with four steps down from the living room and extending the width of the property, garden shed

THE LOCATION
Landsdowne Place is very well located, being just a few minutes walk to Church Road with all its shops and amenities, and at the Southern end is Kingswa,y on the Seafront

Lease apprx 93 years unexpired

Service Charge £438.50 per six months

Ground Rent £80 per six months

This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green