

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 Appliances
- Re fitted Shower Room
- Double Bedroom
- Private Patio Garden
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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)

lamineate 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

