



Guide Price
£350,000
Share of Freehold

Lansdowne Place, Hove

- TWO DOUBLE BEDROOM • NO ONWARD CHAIN
- SHARE OF FREEHOLD
- FIRST & SECOND FLOOR MAISONNETTE
- CLOSE PROXIMITY TO BOTH HOVE & BRIGHTON STATION
- WALKING DISTANCE TO HOVE SEAFRONT

GUIDE PRICE: £350,000 - £375,000

Robert Luff & Co are delighted to bring to market this spacious two bedroom maisonette within this stunning Regency building. Accommodation offers; open planned kitchen / diner, separate living room, two double bedrooms and a family bathroom. This light and airy maisonette benefits from having no onward chain, a brand new boiler and having been rewire through out.

Lansdowne Place is situated off Western Road and Church Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques and the property is just 400 metres from the seafront. Both Brighton and Hove mainline stations are approximately 0.7 miles away.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Open Planned Kitchen / Dining Room 16'2 x 10'2 (4.93m x 3.10m)

Living Room 16'3 x 10'4 (4.95m x 3.15m)

Stairs Leading Down To Bedrooms

Bedroom One 11'0 x 10'4 (3.35m x 3.15m)

Bedroom Two 10'9 x 9'11 (3.28m x 3.02m)

Bathroom

Agents Notes

Tenure: Share Of Freehold with Approx. 220 Years Remaining

Maintenance Fee: £197 Per Month

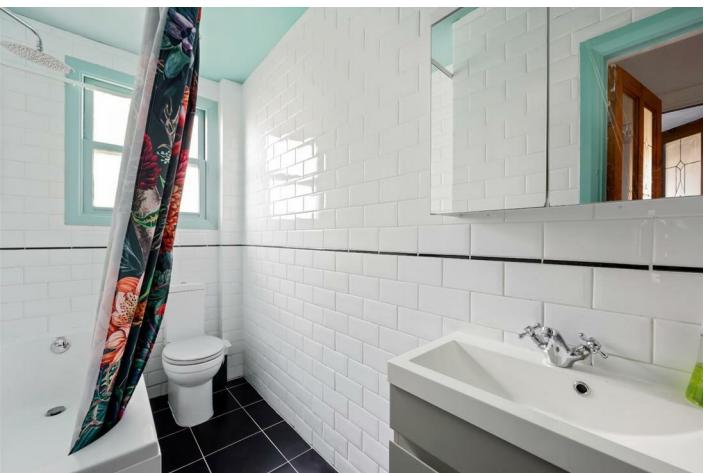
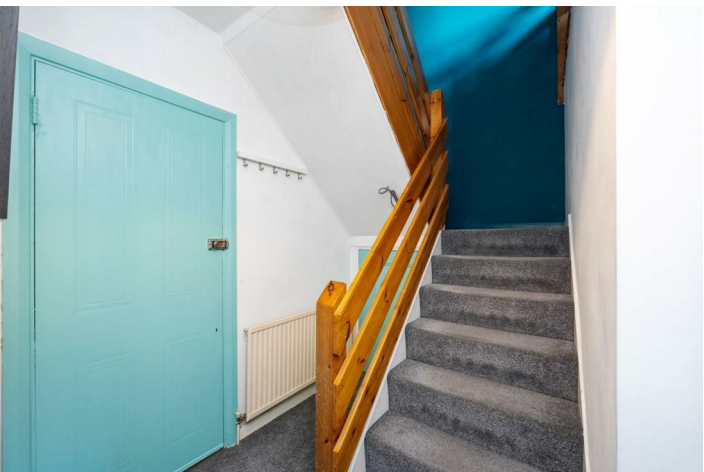
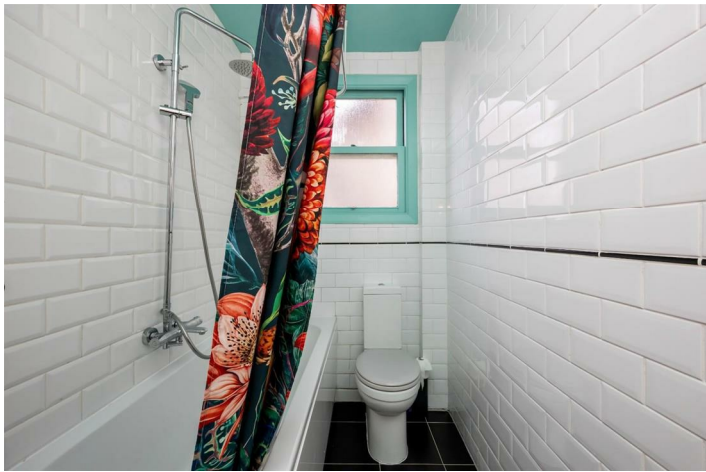
EPC Rating: D

Council Tax: B

28 Blatchington Road, Hove, East Sussex, BN3 3YN

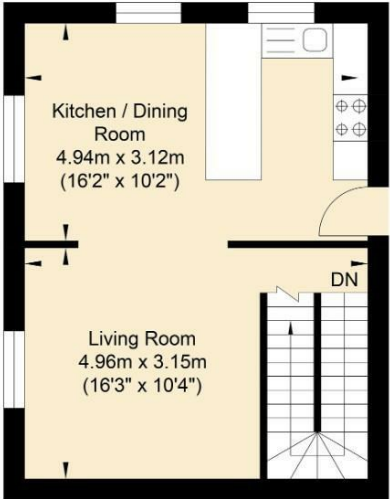
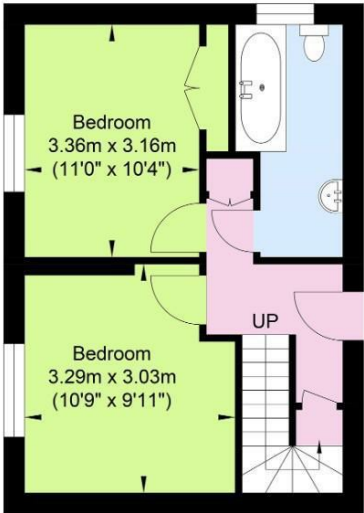
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Lansdowne Place



First Floor
Approximate Floor Area
331.95 sq ft
(30.84 sq m)

Second Floor
Approximate Floor Area
348.32 sq ft
(32.36 sq m)

Approximate Gross Internal Area = 63.2 sq m / 680.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.