



## Lansdowne Street, Hove

- OUTSTANDING ONE BEDROOM GARDEN FLAT
- NO ONWARD CHAIN
- PRIVATE ENTRANCE
- 140 YEAR LEASE
- BEAUTIFUL DECORATIVE ORDER THROUGHOUT
- IDEAL CENTRAL HOVE LOCATION



Guide Price  
£300,000  
Leasehold

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

Robert Luff & Co are delighted to offer to market this stunning lower ground floor apartment ideally situated in this favoured central location just off of the seafront with local shops, bus routes, parks and the mainline station all nearby. Accommodation offers entrance hall, bay fronted bedroom, living room with access to rear garden, modern fitted kitchen and modern fitted shower room. Other benefits include a long lease, no chain and an enclosed rear garden.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Agents Notes

Service Charge: £700 Per 6 months

Ground Rent: £50 PA



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

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## Floor Plan

Approx. 48.8 sq. metres (525.5 sq. feet)



Total area: approx. 48.8 sq. metres (525.5 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.