



Langdale Gardens
Hove
Offers in Excess of £350,000

HEALY
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EST. 1990





Langdale Gardens, Hove, BN3 4HL

Offers in excess of £350,000

Situated in a highly desirable street south of New Church Road is this delightful maisonette offers a unique opportunity for those looking to create their dream home. Spanning a comfortable 775 square feet, this property occupies the first and second floors of an attractive red brick bay-fronted building, built in 1905.

The location is simply fantastic, situated on a popular tree-lined street that leads down to the sea, providing easy access to the beautiful Hove coastline. The maisonette features three spacious bedrooms and a well-proportioned reception room, making it ideal for families or those who enjoy entertaining.

While the property is in need of modernisation throughout, it is priced accordingly, allowing you to tailor the space to your personal taste and style. The layout is versatile, offering ample built-in storage, which is a valuable asset in any home. Flooded with natural light, with some period features remaining, this residence is brimming with potential, waiting for the right owner to breathe new life into it.

This is a rare chance to secure a property in a sought-after area of Hove, where you can enjoy the vibrant local community, excellent amenities, and the stunning seaside. Whether you are looking to invest or create a family home, this maisonette is a canvas ready for your vision. Don't miss out on this opportunity to make it your own.

Location

Heading south the tree lined street leading from New Church Road in a southerly direction to Hove seafront and esplanade. The street has a great community feel and hosts a street party in summer. To the other side of New Church Road is Richardson Road with a local community of shops and businesses including an independent barbershop, butchers, organic green grocers, Drurys coffee house, cake shop, hairdressers, beauticians and chiropodist.

Hove promenade is less than a minute away with its new Hove beach park development which will include an outdoor sports hub with a café, wheeled sports areas, including a skate plaza, pump track and roller area, as well as tennis courts and more!

Along the leafy New Church Road there are an array of nurseries and well regarded schools in nearby areas which attracts young families. There is also easy access to Hove's central shopping district, the main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldrington station.

Additional information

EPC rating: D

Internal measurement: 71 Square metres / 775 Square feet

Parking zone: Z

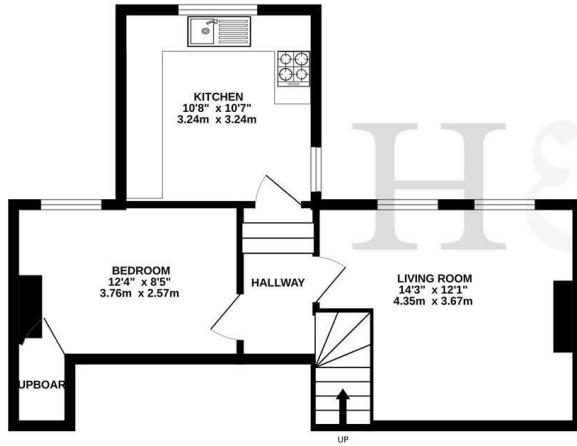
Council tax band: B

Tenure: Share of Freehold - remainder of 999 years on the Lease.

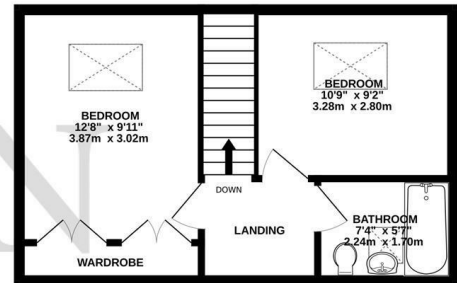
Maintenance Charges: £1,326.50

Managing Agent: Ellmans

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

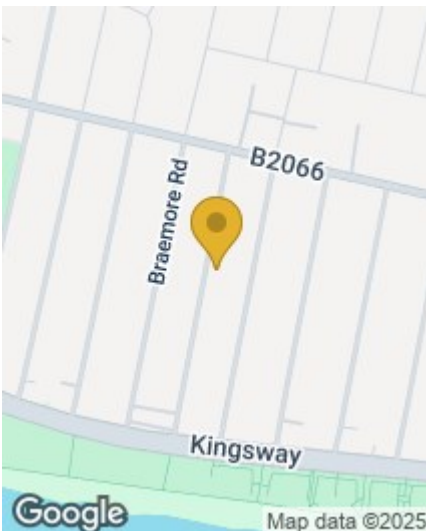


2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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