



Langdale Gardens, Hove

Guide price £550,000 to £575,000

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Langdale Gardens, Hove, East Sussex, BN3 4HJ

****Guide Price £550,000 to £575,000**** Situated in the highly sought-after Langdale Gardens, just south of New Church Road and a mere stone's throw from the picturesque Hove seafront, this charming ground floor flat offers a delightful blend of period elegance, modern comfort and natural light. Spanning an impressive 792 square feet, the property occupies the entire ground floor of an attractive double-fronted period building, ensuring both space and privacy, and of course your own front door!

Upon entering, one is greeted by an entrance vestibule with stunning stained glass window detailing and grand hallway in turn. The welcoming reception room showcases the flat's impressive high ceilings adorned with original cornicing and decorative fireplaces, creating a sense of grandeur. The warm real wood floors enhance the inviting atmosphere, while the timber-framed double-glazed sash windows allow for an abundance of natural light to flow throughout the home. The elegant colour palette further complements the stylish presentation, making it move in ready.

The accommodation comprises two well-appointed bedrooms, both doubles with real wood floors continued, and a modern kitchen and bathroom that caters to all your needs.

One of the standout features of this property is the stunning private garden, mainly laid to lawn and beautifully established with mature trees and shrubs to border, providing a serene outdoor retreat for relaxation or entertaining guests. A decorative patio area provides space for alfresco dining and there is also secure gated side access to the front of the property - ideal for bringing in bikes or removing garden waste.

This flat should be a first choice, offering the perfect balance of coastal living and urban convenience. With its beautiful presentation and desirable location, this property is an exceptional opportunity for those seeking a charming residence in Hove.

Location

Langdale Gardens is a tree lined street leading from New Church Road in a southerly direction to Hove seafront and esplanade. Langdale Gardens 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 and terrace gardens, 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

Tenure: Share of Freehold- Lease length - remainder of 976 years

EPC Rating: D

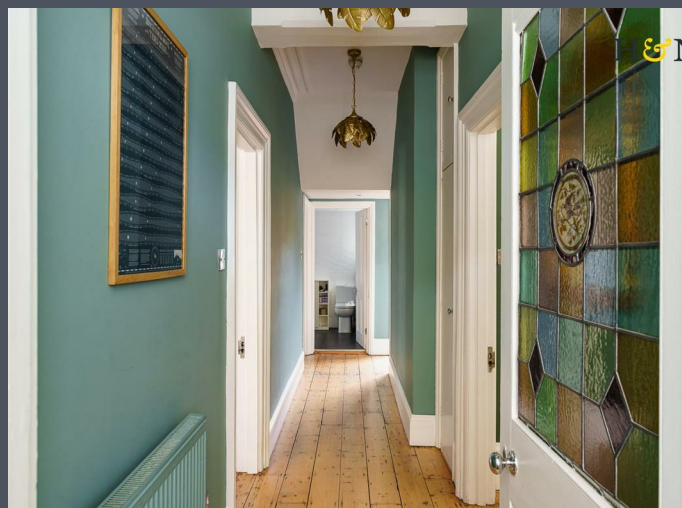
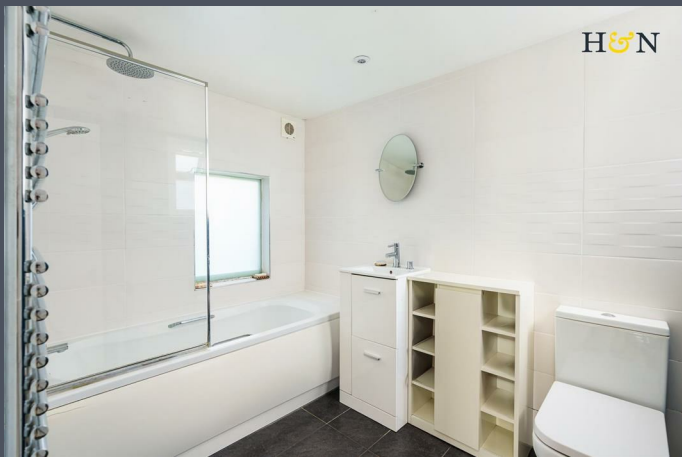
Service charge: £80 per month

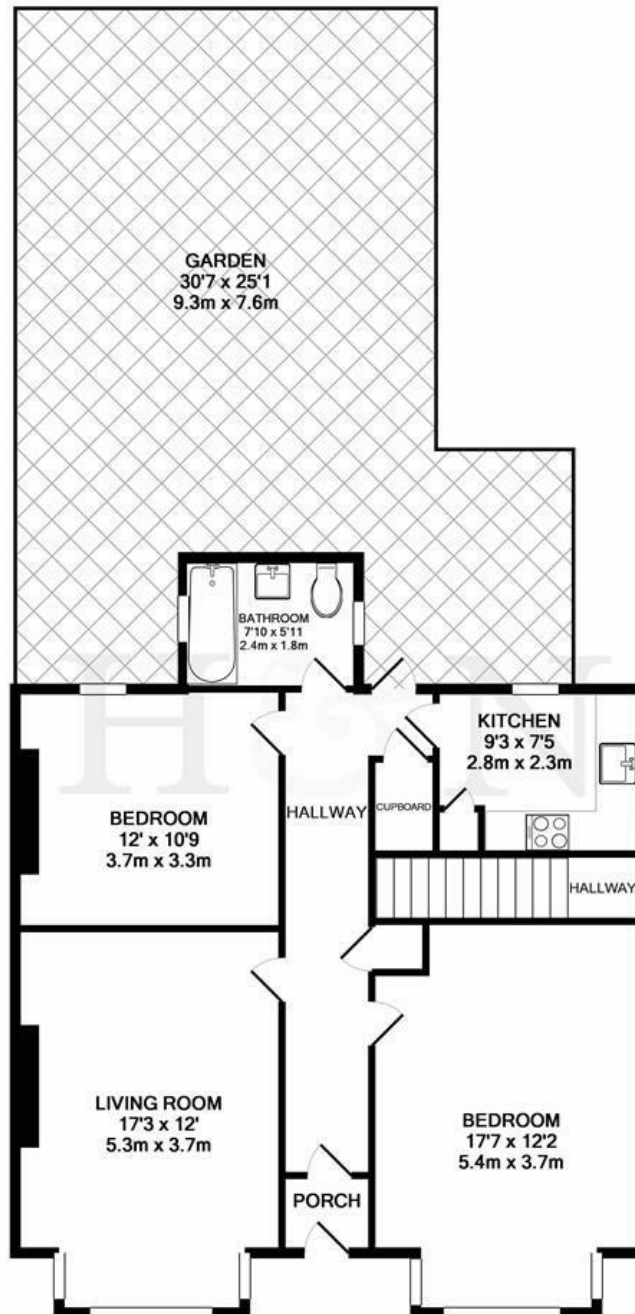
(Equal shares in the freehold)

Internal Measurement: 73.6 SQ M | 792 SQ FT

Parking Zone: W - no waiting list







TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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