



Langdale Gardens
Hove

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EST. 1990





Langdale Gardens, Hove, BN3 4HH

£475,000

A charming first-floor flat located in a highly desirable Avenue leading to Hove seafront and south of New Church Road, offering a perfect blend of comfort and convenience with three well-proportioned bedrooms and a spacious living room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is equipped to meet all your culinary needs and has a door opening to the balcony where you can enjoy a morning coffee or unwind enjoying the sea breeze.

The flat features a contemporary bathroom with a stylish white suite, ensuring a fresh and clean aesthetic. With its own private entrance, this property offers a sense of independence and privacy, additionally, it is sold with a share of the freehold interest and no onward chain, making the purchasing process more straightforward.

Situated just a short stroll from the beautiful Hove seafront, this property is in one of the most sought-after locations in the area. Enjoy the vibrant local community, with an array of shops, cafes, and parks nearby.

Location

Positioned in a lovely tree lined street leading from New Church Road in a southerly direction to Hove seafront and esplanade. This road 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, businesses include an independent barbershop, butchers, organic green grocers, bakers, Drury's coffee house, Jumps Delicatessen, hairdressers and beauticians.

Hove promenade is less than a minute away while along leafy New Church Road there is an abundance of nurseries and well regarded schools here and 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

(Outgoings as advised by our client)

EPC rating: D

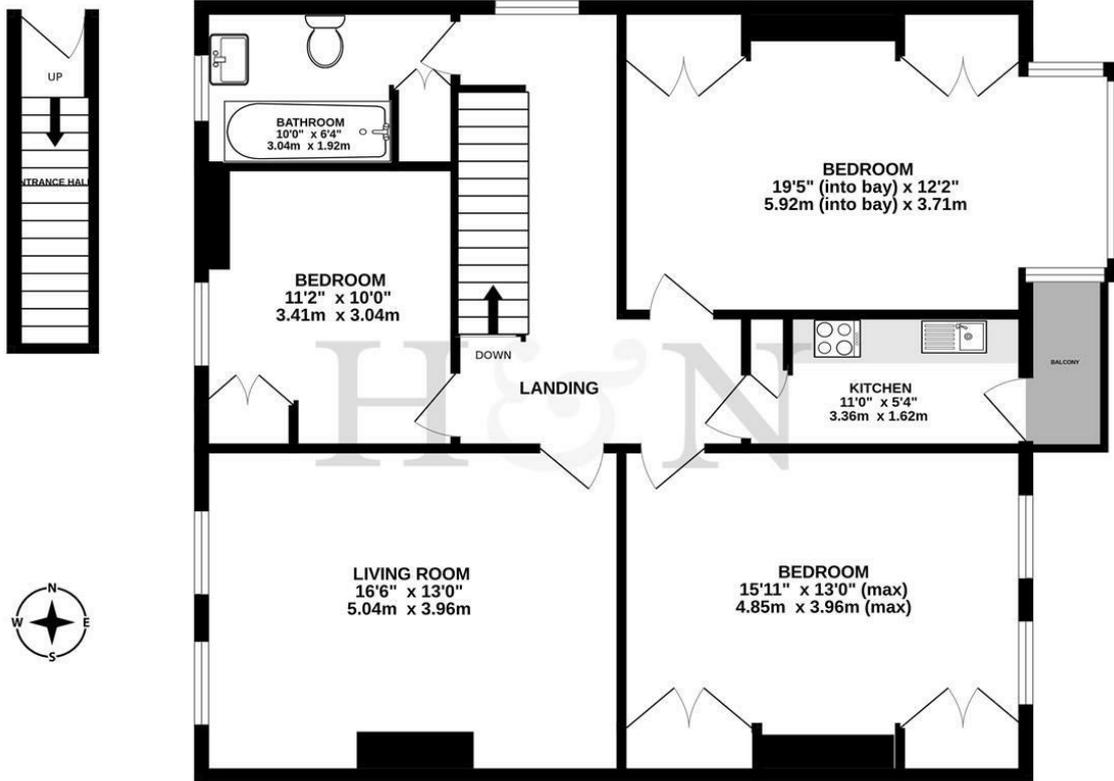
Internal measurement: 1,033 Square feet / 96 Square metres (approximate)

Tenure: Share of Freehold

Maintenance charges: 50% split of any outgoings with ground floor flat, self managed.

Council tax band: C

Parking zone: W



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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