



Langdale Road  
Hove

HEALY  
& NEWSOM

EST. 1990





# Langdale Road, Hove, BN3 4HR

Guide price £230,000

A charming one-bedroom flat that offers a delightful living experience just moments from Hove seafront and promenade. This first-floor apartment boasts a split-level layout that enhances its spacious feel. The bright and airy kitchen has space to dine and a feature full-height window that provides lots of natural light, this inviting space is perfect for both cooking and entertaining.

The equally light living room, provides a warm and welcoming atmosphere, while offering lovely views from the rear of the building that creates a serene backdrop for relaxation. The well-proportioned double bedroom ensures comfort and tranquillity, making it an ideal retreat at the end of the day and there are three fitted double wardrobes, a generous storage solution for home owners. The property is sold with a share of the freehold, providing added security and peace of mind for future owners. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This flat is not only a perfect residence but also a fantastic investment opportunity in a sought-after location. With its proximity to the vibrant Hove seafront and local amenities, this property is sure to attract those looking for a blend of comfort and convenience.

---

## Location

Langdale Road is a tree lined street leading from New Church Road in a southerly direction to Hove seafront, esplanade and the Rockwater venue. There is a great community feel with events held by locals throughout this area. To the other side of New Church Road is Richardson Road with a local community of shops and businesses that include an independent barbershop, butchers, green grocers, Drury's coffee house, hairdressers and beauticians.

Hove promenade is less than a minute away while along leafy New Church Road is George Street, 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 Aldington station.

## Additional Information

Outgoings confirmed by vendor:

EPC rating: C

Internal measurement: 514 Square feet / 47.8 Square meters

Tenure: Share of Freehold - remainder of a 999 years from 1994

Service charge: Self managed - £80 per month (includes annual building insurance)

Council tax band: B

Parking zone: R

