Langdale Road
Hove

HEALY & NEWSOM

EST. 1990

Langdale Road, Hove, BN3 4HQ

Offers in excess of £350,000

Situated in the highly desirable Langdale Road, this charming purpose built, top floor flat offers a wonderful opportunity for those seeking a home with the picturesque Hove seafront at the end of the street. Built in the 1920s, the property boasts a generous 752 square feet of living space, combining period features with modern comforts.

Upon entering, you are greeted by a welcoming entrance hall that provides space for coats and shoes, there are also original solid wood doors providing access to all principle rooms. The west-facing living room with space to dine is a true highlight, featuring a delightful bay window that floods the space with natural light, creating an inviting atmosphere perfect for relaxation or entertaining. In addition, the living room and one of the bedrooms both have specialist sound proofing flooring.

The flat comprises two well-proportioned double bedrooms, one of which is equipped with a comprehensive range of fitted wardrobes and storage solutions, complete with sliding doors for convenience. The well-designed fitted kitchen is a practical space, featuring an integrated dishwasher, oven and gas hob, along with provisions for a fridge freezer and washing machine. The kitchen also benefits from a pull-out larder and ample storage, making it ideal for culinary enthusiasts. The contemporary bathroom is thoughtfully designed, featuring a mixer shower over the bath and a basin, ensuring both functionality and comfort.

This property is sold with a share of the freehold and the building is self-managed by the three freeholders, which is reflected in the care and attention given to the communal areas. With its prime location and well-appointed interiors, this flat presents an excellent opportunity for both first-time buyers and those looking to invest in a vibrant coastal community.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Hove Beach Park, Rockwater and Babble hospitality venues situated on the seafront. Hove promenade is moments away, where you will find Hove’s newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle tennis courts.

This home is ideally positioned for well regarded educational facilities that include Kings School, West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station (1.2 miles in distance) and Hove station (1.3 miles away), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services from the end of the road, providing easy access into the city centre and surrounding areas.

Additional Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 752 Square feet / 70 Square meters
Tenure: Share of Freehold -120 years remaining on Lease
Service charge: Self managed - £150 per month (includes annual building insurance & communal cleaning)
Council tax band: C
Parking zone: R

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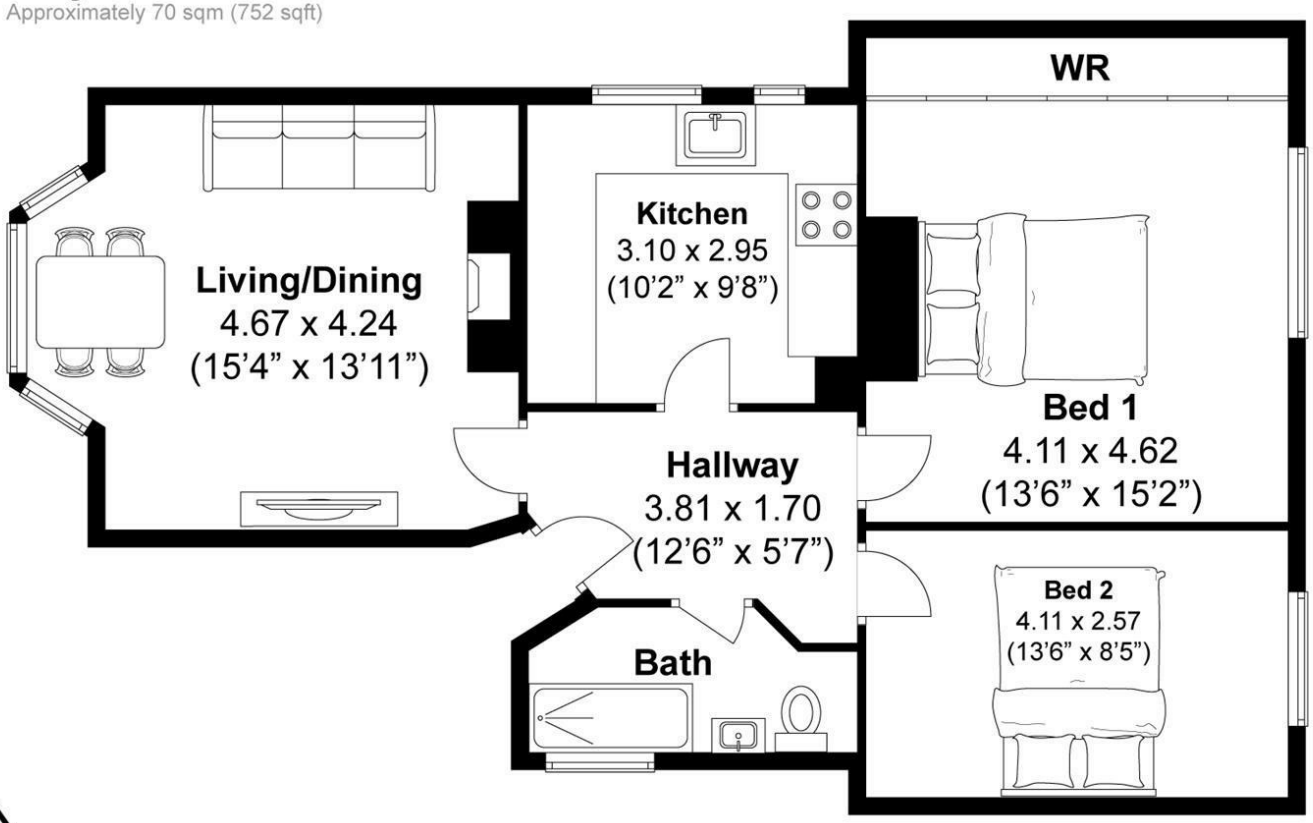
Approximately 70 sqm (752 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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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 an 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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