



Langdale Road
Hove

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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, Drurys 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 Aldrington 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

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First Floor
47.8 sq m / 514 sq ft

Approximate Gross Internal Area
47.8 sq m / 514 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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	Measuring Points	
S	Storage Cupboard	CH
W	Fitted Wardrobes	T
U	Garden Shortened for Display	FF
L	Skylight	B

Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler



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 prospective purchasers.
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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