



hamlyn  
smith.

Lansdowne Place, Hove, BN3 1HH

£1,500,000



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7 Bedrooms



4 Receptions



4 Bathrooms

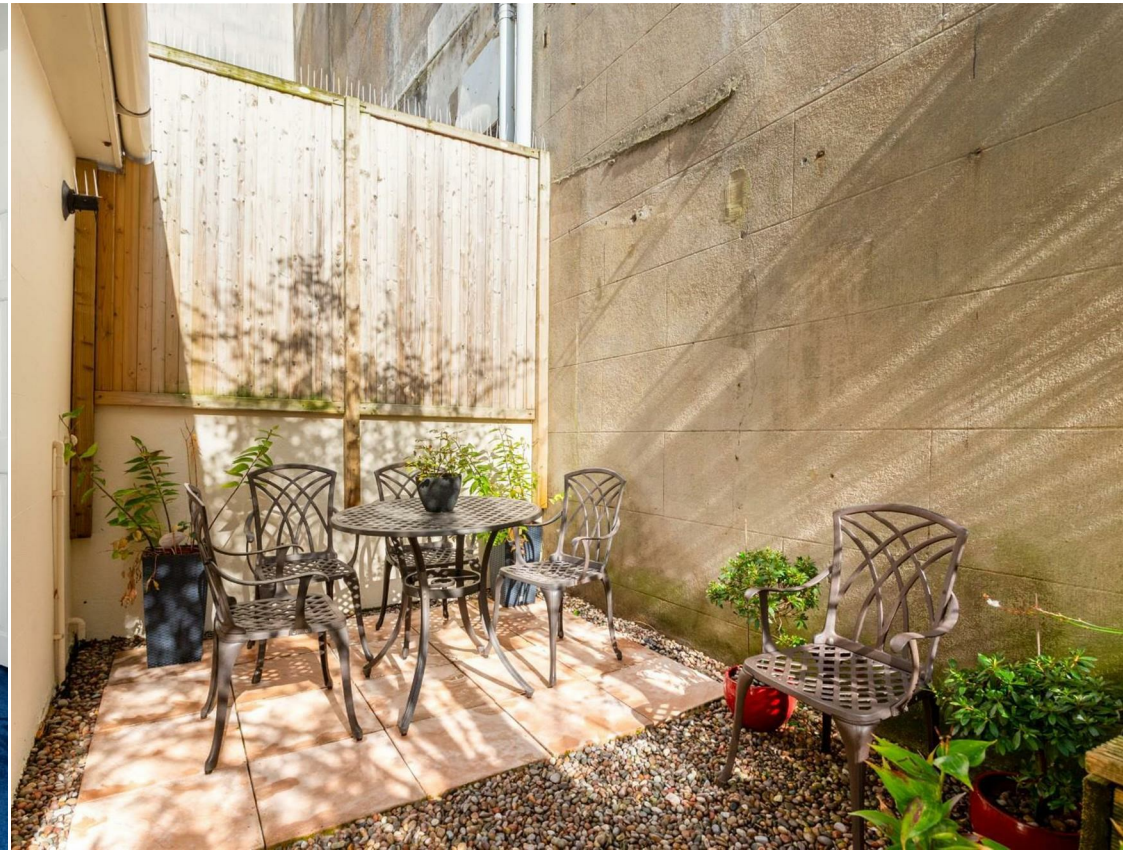
**\*\*Guide price £1,500,000 - £1,750,000\*\***

Magnificent, Grade II listed early Victorian freehold property arranged over five floors in Brunswick Town Conservation area with a self contained basement flat, three reception rooms, six bedrooms and three bathrooms. Moments from the seafront and close to all of central Hove's cafés, bars and independent shops.

- Stunning grade II listed townhouse
- Self contained basement flat
- Private courtyard patio and West facing balcony
- Sea views
- Located in Brunswick Town Conservation Area
- No onward chain









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Hamlyn Smith are delighted to present for sale this substantial Grade II listed property on Lansdowne Place in the heart of Hove and moments from the beach. With a stucco, bow fronted, exterior and wrought iron Juliette balconies on the first floor, this property is an exceptionally elegant example of early Victorian architecture. Six bedrooms and three bathrooms are arranged over four upper floors and a self contained one bedroom courtyard apartment occupies the basement level.

On the raised ground floor there is a living room with two sash windows within the bow-fronted detail that give these properties their distinctive style. The windows have the original wood panelling underneath and the original shutters appear to be in place and could probably be reinstated. An opening leads through to a formal dining area with a window onto the patio garden. A large kitchen is at the rear of the property with direct access to the garden. The kitchen is a fantastic size with plenty of cupboards, space for a fridge/freezer, a gas five burner hob, a Neff electric fan oven, and a Bosch integrated dishwasher. A separate utility area has space for a washing machine, dryer and a fridge freezer, there are further worktops and cupboards for storage in this room and the boiler is also located here.

On the first floor, there is a wonderful reception room across the front of the property, with three magnificent floor-to-ceiling windows which open to Juliette balconies. A grand fireplace has a marble surround, cast iron insert and slate hearth. On this floor there is also a lovely, well-proportioned double bedroom, and finally, a large bathroom which has a white suite with a bath, hand basin, WC, bidet and a shower over the bath. Off the landing is a large utility cupboard with plenty of storage space. Climbing to the second floor there are two further bedrooms and another large bathroom. The front bedroom also has three sash windows into the bow of the house with wood panelling under. On the top floor are three further bedrooms, served by another bathroom.

On Western Road, there is a choice of restaurants, pubs, cafés and independent retailers, and you can stroll into central Brighton or jump onto one of many buses to another part of the city.

**Lansdowne Place, BN3**  
Approximate Gross Internal Area = 333 sq m / 2999 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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