



36B LANSLOWNE PLACE, HOVE, BN3 1HH

LEASEHOLD - SHARE OF
FREEHOLD £225,000

A WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT located close to HOVE SEAFRONT and WESTERN ROAD, HOVE. This property comprises entrance lobby, WEST ASPECT LOUNGE with HIGH CEILINGS, MODERN FITTED KITCHEN, WELL PRESENTED BATHROOM, DOUBLE BEDROOM, GAS CENTRAL HEATING, EPC C

- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER LOCATION
- OFF HOVE SEAFRONT
- WEST ASPECT LOUNGE
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- SHARE OF FREEHOLD
- WELL PRESENTED





GROUND FLOOR

ENTRANCE LOBBY

LOUNGE

Two West aspect sash windows, ornate ceiling coving, picture rail, radiator.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, mosaic tiled splashbacks, single bowl single drainer sink unit with mixer tap, electric double oven with gas hob, plumbed space for washing machine, space for appliance, recessed downlighting, open serving hatch to LOUNGE.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level close coupled WC, recessed downlighting, part tiled walls, radiator.

BEDROOM

East aspect sash window, storage cupboard housing boiler, shelving to recess, radiator.

ADDITIONAL INFORMATION

Lease - 999 years from 25/03/2005 - Share of Freehold

Maintenance - £1,280

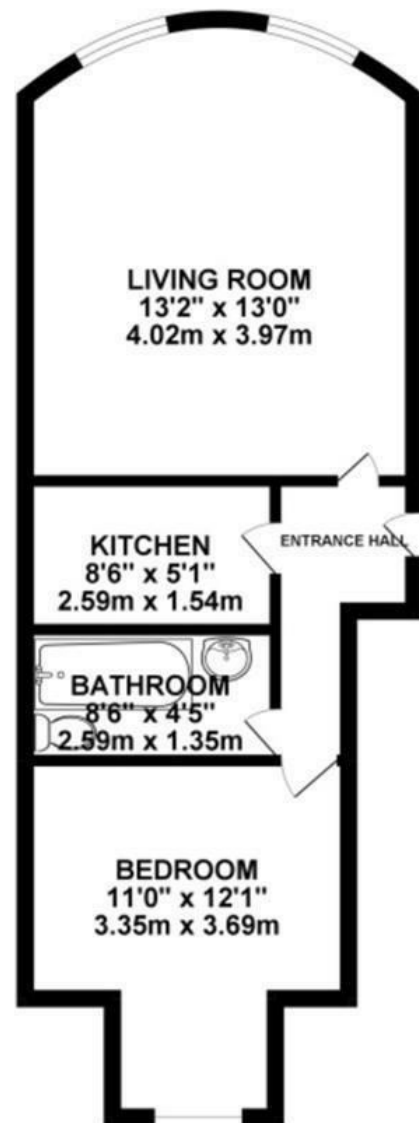
Ground Rent - £0

Council Tax Band A - £1,637.19

Parking Zone M



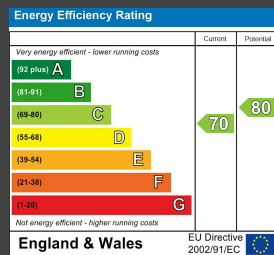
GROUND FLOOR 419.72 sq. ft.
(38.99 sq. m.)



TOTAL FLOOR AREA : 419.72 sq. ft. (38.99 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.
Made with Metropix ©2021

ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

brices
VIRTUAL VIEWINGS

brices
sales & lettings