



## Lansdowne Place, Hove, BN3 1FH

**£1,450 Per month**



- Popular Central Hove
- Large Lounge
- Modern Kitchen & Bathroom
- Gas Heating
- Viewing Advised

- Private Street Entrance
- Bedroom With Walk In Wardrobe
- Rear Patio With Decking
- Un-furnished
- Sole Agent

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## Summary

Priors are pleased to offer this newly decorated large lower flat in central Hove.

The property has spacious well panned accommodation which is good order throughout.

Large lounge, double bedroom with walk in wardrobe. Modern Kitchen and bathroom.

Rear patio garden and gas central heating. The flat is situated only 200 yards from Western Road which provides good local shopping along with many popular bars, restaurants and independent coffee shops. Hove seafront with its popular lawns and bathing beach is also easily accessible. No pets, smokers or students. C-Tax B. Parking-M. EPC-N/A.

## Lounge

14x20 (4.27mx6.10m)

Good size west facing lounge with 3 large sash windows.

Good size west facing patio with wooden decking

## Bedroom

11x14 (3.35mx4.27m)

Double bedroom with walk in wardrobe and access to east facing decked patio area.

## Kitchen

5x6 (1.52mx1.83m)

High gloss white kitchen with plumbing for washing machine.

Fridge freezer and door to patio.

## Bathroom

Bathroom- modern white suite. Bath with electric shower over.

## Patio

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

