

PHILLIPS & STILL



## Lansdowne Place, Hove, BN3 1HB

- A Magnificent Raised Ground Floor Grade II Listed Seafront Apartment
- 1349 Sq. Ft. Occupying Entire Ground Floor Across Two Regency Mansions
- Three Double Bedrooms
- Bay Fronted Lounge With Stunning Sea Views, Dining Room & Separate Kitchen / Breakfast Room

Asking Price of £850,000

- Bathroom, Shower Room & Cloakroom
- Prestigious Central Hove Location
- Beautifully Presented, Light & Spacious Throughout With Period Features & High Ceilings
- Share Of Freehold & No Onward Chain



## Property Description

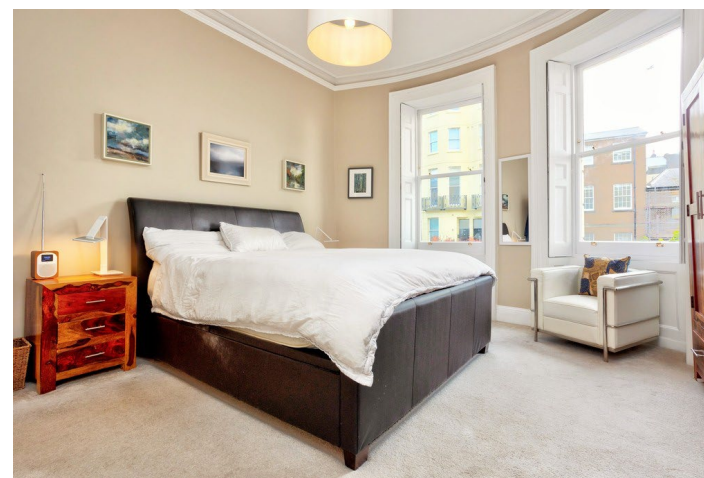
Lansdowne Place is one of central Hove's top addresses. Positioned at the seafront end, here you have Hove's picturesque seafront promenade directly opposite your front door as well as being just a short stroll from the hustle & bustle of Western Road. The street is well known for its impressive Regency architecture and this exceptional double-width Grade II listed apartment is the perfect example of this.

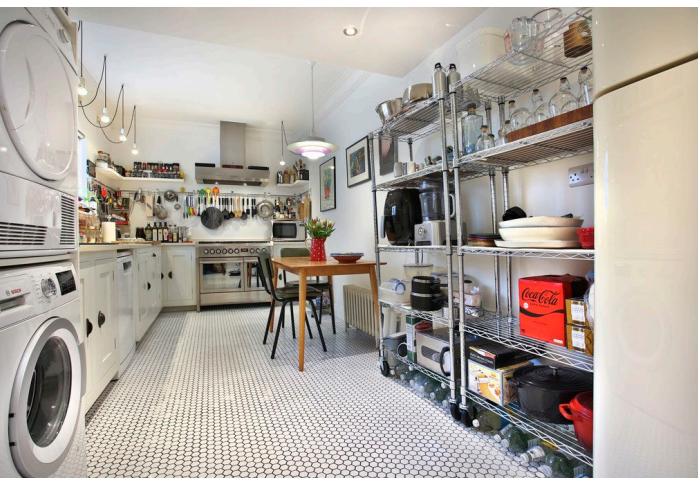
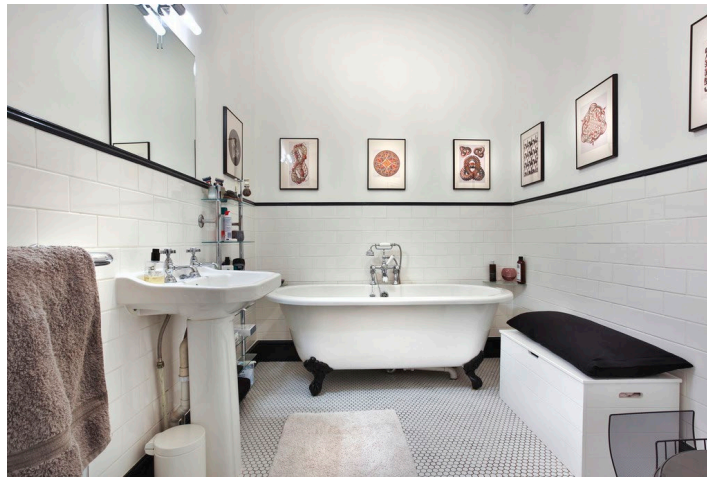
This grand property really has the wow factor as it not only offers you extremely spacious, versatile and light living accommodation but you will also be blown away by the exceptionally high standard of the finish with immaculate attention to detail, stylish décor throughout giving it a very tranquil feel, period features, parquet flooring high ceilings and designer fixtures & fittings. You also have beautiful direct sea views from the lounge and master bedroom.

The sweeping internal accommodation comprises of entrance hall, a generous kitchen / breakfast room with integrated appliances, space for a table & chairs and a peaceful rear outlook, an unabridged lounge and dining room with a wood burning stove & feature fireplaces making the perfect place to entertain friends & family as well as sitting down together for meals or relaxing in.

An inner hall takes you through to the other side of the property where you'll find the bedrooms bedrooms and designer bathroom. The fixtures & fittings very much echo the Regency feel of the property with a Victorian claw foot free standing bath. You have a choice of three large double bedrooms with the second bedroom featuring an en suite shower. The master bedroom is particularly glorious as it is situated at the front giving you dreamy ocean views to wake up to! Throughout the home there is also a fantastic amount of built-in storage.

This is a rare opportunity to purchase a superbly appointed apartment in a much sought after & convenient location should be seized with both hands! There is an excellent array of entertainment within walking distance and a wide selection of trendy restaurants, cafes, bars, coffee shops, pubs, convenience shops, supermarkets, delicatessens, beauty rooms, gyms and much more! For anyone who commutes, both Brighton and Hove railway stations are within easy reach and leafy St Ann's Well Gardens is also close by. Living here will certainly be exciting and allow you to experience that vibrant cosmopolitan Brighton & Hove lifestyle in full.





## Accommodation

RAISED GROUND FLOOR  
ENTRANCE HALL

BAY FRONTED LOUNGE  
14' 3" x 18' 8" (4.34m x 5.69m)

DINING ROOM  
11' 3" x 13' 3" (3.43m x 4.04m)

CLOAKROOM  
With W.C.

KITCHEN / BREAKFAST ROOM  
18' 2" x 9' 2" (5.54m x 2.79m)

INNER HALL

BEDROOM TWO  
18' 2" x 9' 0" (5.54m x 2.74m)

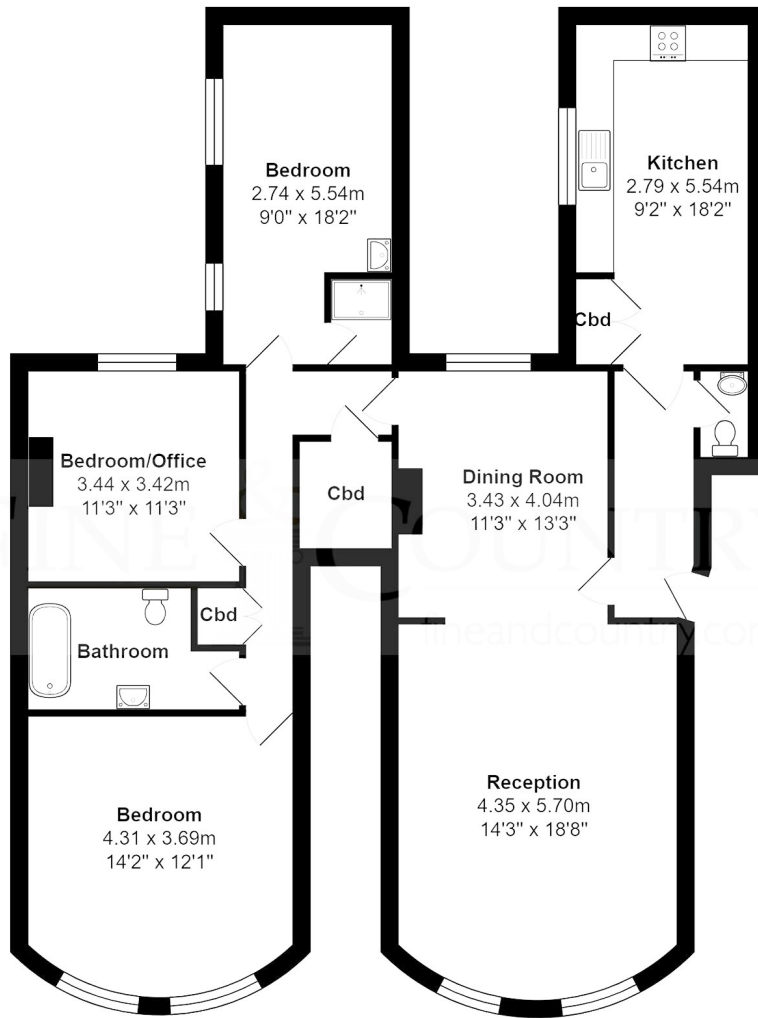
EN SUITE SHOWER ROOM

BEDROOM THREE  
11' 3" x 11' 3" (3.43m x 3.43m)

BATHROOM  
With free-standing claw foot bath

BEDROOM ONE  
14' 2" x 12' 1" (4.32m x 3.68m)

OUTSIDE  
UNALLOCATED OFF ROAD PARKING  
3 spaces to the front of the building - first come,  
first serve basis



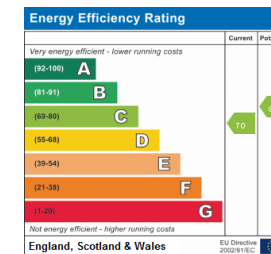
Total Area: 125.4 m<sup>2</sup> ... 1349 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Picture this...

This impressive Regency home spoils you for living and bedroom space so those who work from home have plenty of options for a home office.

And if you're feeling more adventurous then why not treat yourself to some fine dining at The Salt Rooms, cocktails & jazz at the Casablanca Club, or a comedy show at the Komedia...the list is endless, all within walking distance of your front door and the choice is yours.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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