

## Flat 4, 31 Lansdowne Street, Hove BN3 1FS

Offers in Excess of £200,000

- PERIOD BUILDING
- DOUBLE BEDROOM
- DOUBLE GLAZING
- SEPARATE KITCHEN
- SOUGHT AFTER AREA
- CLOSE PROXIMITY TO SHOPS
- NO ONWARD CHAIN
- SHARE OF FREEHOLD

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the second floor of this period building. The property boasts a good size bedroom, light and airy living room with a separate kitchen. Being double glazed throughout, this property is brought to market with a share in the freehold and having no onward chain.

Bus routes operate locally making public transport throughout the city simple. You are within close proximity to all of the shopping facilities, eateries and cafés on Western Road, as well as St Ann's Well Park and gardens. You are also a short drive away from slip roads for commutes out of the city, as well as being situated to mainline train stations.

**KITCHEN** Large stainless steel bowl sink with mixer taps and drainer and tiled splashback to rear, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring 'Hotpoint' electric hob with oven below, space for washing machine, cupboard housing electric meters, UPVC double glazed windows with easterly aspect

**LIVING ROOM** UPVC double glazed windows with easterly aspect, electric radiator.

**BEDROOM** UPVC double glazed windows with Westerly aspect, electric ladder style radiator, fitted wardrobes, separate cupboard housing water tank.

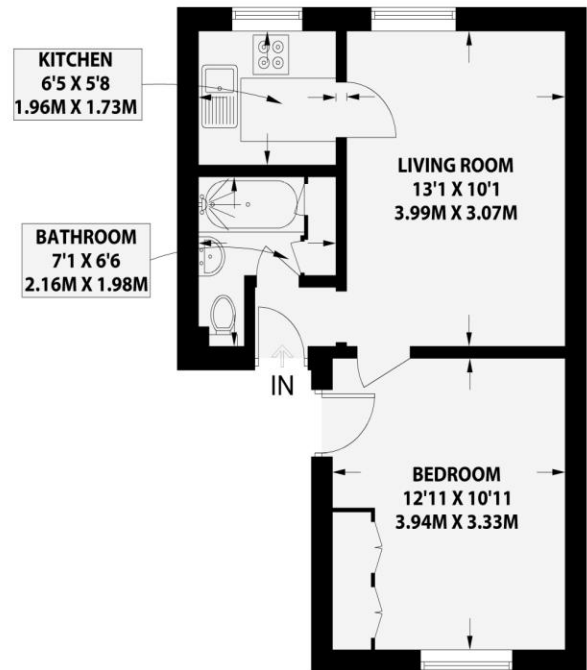
**BATHROOM** Comprising panelled bath with shower over being tiled throughout, two storage cupboards, extractor fan, pedestal wash hand basin, low level w.c.

**OUTGOINGS** Share of freehold  
Remainder of a 999 year lease  
Service charge 2023 was £484 for the year

## LANSDOWNE STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA  
363 sq ft / 33.7 sq m



### Second Floor

363 sq ft / 33.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Photos, 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). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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