

PHILLIPS & STILL



Lansdowne Place, Hove, BN3 1FP

- A Magnificent Top Floor Regency Apartment
- One Double Bedroom
- Fantastic Bay Fronted Lounge / Diner
- Separate Refitted Kitchen

Guide Price of £300,000 - £325,000

- Period Features & Gorgeous Rooftop To Seafront Views
- Moments From Seafront & Western Road
- Walking Distance To Brighton & Hove Railway Stations
- Beautifully Presented & Much Improved By Current Owner



Property Description

Lansdowne Place is one of central Hove's top addresses. You are moments from the hustle & bustle of Western Road as well as being just a short stroll from Hove's famous seafront. The road is well known for its impressive Regency architecture and this exceptional top floor apartment is the perfect example of this! Having been much improved by the current owner, you will be impressed by the exceptionally high standard of the finish with stylish décor, fixtures & fittings and period features throughout.

Set on the third / top floor of an attractive Victorian building, you have no noisy upstairs to worry about and upon entering the flat, you will be very pleasantly surprised at how light and airy the versatile living accommodation feels throughout. Front to back this comprises of a magnificent bay fronted lounge / dining room with feature fireplace, a refitted kitchen area separated from the lounge with a unique light well-type window in between. You then have a refitted shower room with walk-in shower cubicle and a peaceful great sized double bedroom to the rear with built-in wardrobes.



This opportunity to purchase a superbly appointed flat 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

THIRD / TOP FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER
19' 2" x 19' 2" (5.84m x 5.84m)

REFITTED KITCHEN
11' 2" x 7' 5" (3.4m x 2.26m)

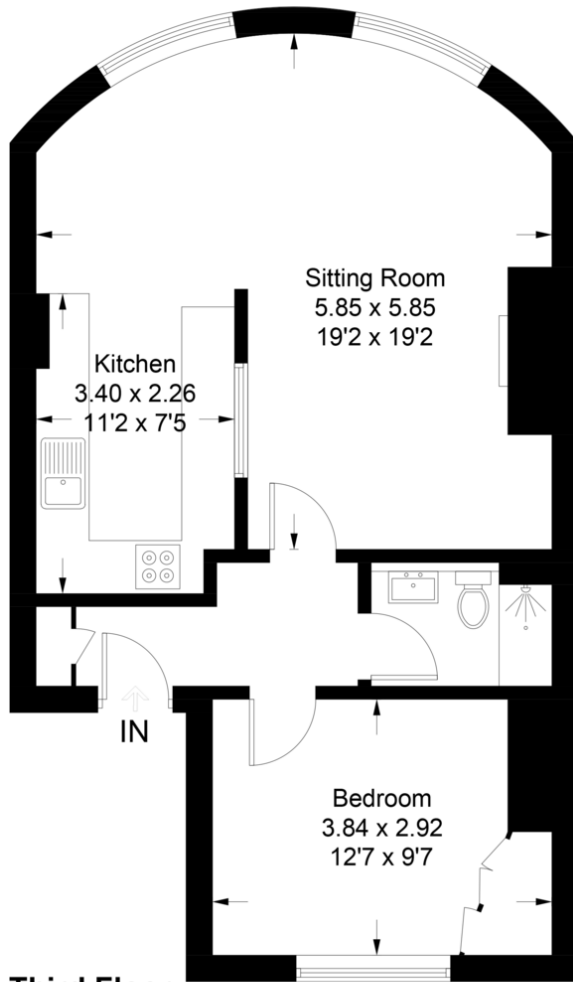
REFITTED SHOWER ROOM

DOUBLE BEDROOM
12' 7" x 9' 7" (3.84m x 2.92m)



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Approximate Gross Internal Area = 52.7 sq m / 567 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Picture this...

The magnificent living space here is the perfect place for both entertaining friends & family and sitting down in together for meals or to relax after a long day!

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!

EPC TO FOLLOW

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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