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VIRTUAL VIEWINGS

74A LANSDOWNE PLACE, HOVE, BN3 1FG

SHARE OF FREEHOLD £350,000

Located in sought after Brunswick Town, this delightful period flat offers a perfect blend of classic elegance and modern comfort. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a stylish retreat by the sea.

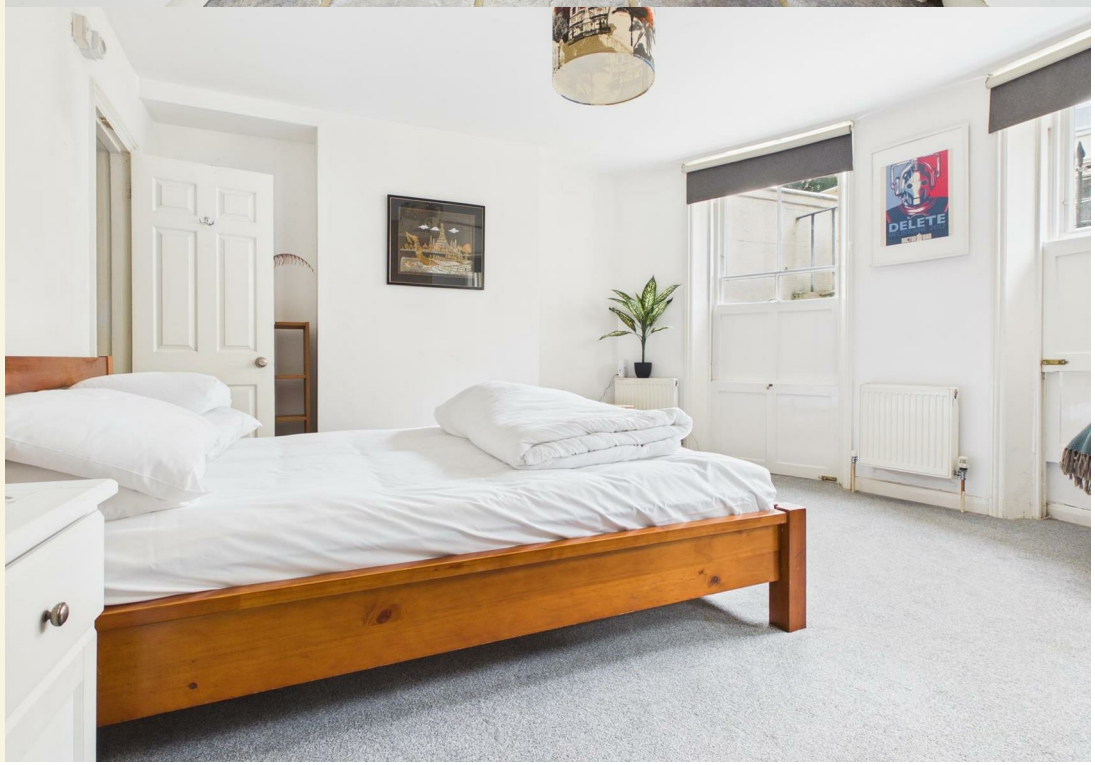
Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, making it an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, creating a bright and airy atmosphere.

The flat boasts two bathrooms, providing convenience and privacy for residents and guests alike. This thoughtful layout ensures that morning routines are seamless, and the additional bathroom is a valuable asset in any home.

With its prime location, residents can enjoy easy access to the vibrant local amenities, including shops, cafes, and the stunning seafront, all just a short stroll away.

This flat is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and convenience in one of Hove's most sought-after areas. Whether you are looking to settle down or invest in a property with character, this flat is a wonderful opportunity not to be missed.

- VIRTUAL REALITY TOUR AND FLOOR PLAN
- LOWER GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE SHOWER ROOM
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD



LOWER GROUND FLOOR

ENTRANCE HALL
Ceiling coving, meter cupboard, decoratived tiled floor.

BEDROOM 1
Two west aspect sash windows with working verticle shutters, three radiators, door to:

EN SUITE SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap, low level WC, recessed downlighting, extractor fan, tiled walls, tiled floor, ladder style heated radiator.

BATHROOM
Fitted with white suite comprising panelled bath with mixer tap and wall mounted shower over, pedestal wash hand basin with mirror fronted medicine cabinet over, low level WC, tiled walls one with decorative paterns, tiled floor, extractor fan, combination column radiator with towel rail.

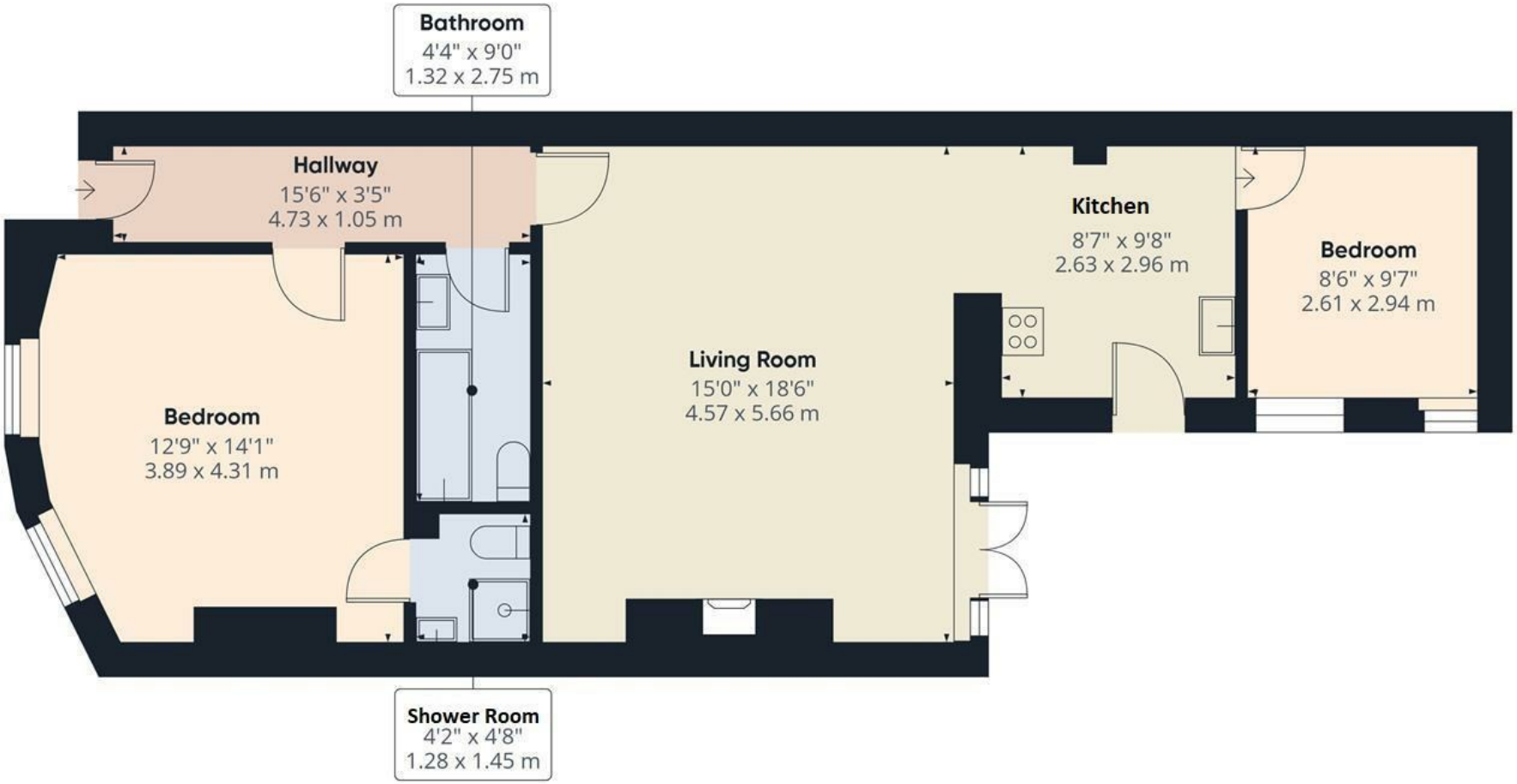
LOUNGE
East aspect multi glasss paned windows and double doors with multi glass paned windows to sides to rear PATIO/GARDEN, opening to chimney breast, three wall light points, wooden flooring, radiator, opening to:

KITCHEN
Fitted with a range of eye level wall cupboards and base cupboards, wooden work tops with decorative tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric double oven, washing machine, freezer, space for fridge, cupboard housing boiler, ceiling coving, recessed downlighting, glass paned door to PATIO/GARDEN, door to:

BEDROOM 2
Two south aspect windows overlooking PATIO/GARDEN, radiator.

REAR PATIO/GARDEN
Measuring 18’4 x 7’9
Part brick paving.

ADDITIONAL INFORMATION
Lease - Share of Freehold, lease in excess of 100 years
Maintenance - £1,800
Ground Rent - £0
Council Tax Band B - £2,006.23
Parking Zone M



Approximate total area(1)

740 ft²

68.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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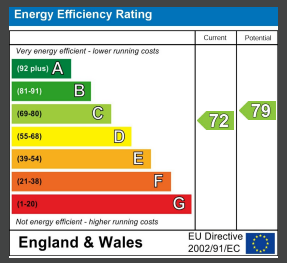
N E S W

ENERGY PERFORMANCE CERTIFICATE (EPC)



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