



Lansdowne Place, Hove, BN3 1FL

£1,500 Per month



- Newly Modernised
- Large Lounge and Bedroom
- West Facing Patio / Garden
- New Carpets
- Un-Furnished

- City Centre Location
- Hi- Gloss Kitchen Units
- Gas Central Heating
- Close to Seafront
- Sole agent

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Summary

VERY SPACIOUS FLAT WITH PATIO / GARDEN IN CITY CENTRE LOCATION & CLOSE TO THE SEAFRONT. Newly decorated throughout with generous sized rooms and new carpets.

Situated adjacent to Western Road with its popular shops, bars, restaurants and coffee shops. Hove's famous seafront lawns and beaches are only approx. 400 metres away.

Lounge

18 x 13 (5.49m x 3.96m)
Large West facing room with double casement doors leading out to rear patio / garden.

Kitchen

10 x 8'6 (3.05m x 2.59m)
Range of base and eye level white H- Gloss units comprising cupboards, drawers and working surfaces.
Oven, hob extractor fan. Integrated fridge - freezer and dishwasher. Door leading to rear garden.

Bedroom

18 x 14'6 (5.49m x 4.42m)
Very spacious room with 2 sash windows, radiator and recessed downlighters.

Shower Room

Large / double enclosed shower tray with electric shower. Vanity unit, radiator. Door leading to separate wc which also has plumbing and space for a washing machine.

Rear Garden

Good sized West facing garden arranged as two patio areas.

Useful Information

Parking Zone- M
Council Tax Band- B
EPC - D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

