



## Lansdowne Place, Hove, BN3 1FP

£1,300 Per month



- Available Now
- Bright Double Bedroom
- Neutrally decorated



- Ground Floor
- Great Location
- Fitted kitchen with gas hob, electric oven

# Lansdowne Place, Hove, BN3 1FP

## £1,300 Per month



### Summary

A well-presented ground floor one-bedroom flat situated in a desirable location.

This characterful property benefits from generous room proportions, tall sash windows flooding the living spaces with natural light, and a practical layout ideal for a single occupant or couple.

This property is located on Lansdowne Place which is directly off Western Road which offers many bars, restaurants and shops. It is also approx.. 10 minute walk to St Anne's Wells Gardens. Bus services are available from the Western Road to most parts of the city.

### Lounge

14'6x13'6 (4.42mx4.11m)

A bright and spacious west facing room featuring sash windows, neutral décor and grey carpet throughout.

### Kitchen

9'6x7'9 (2.90mx2.36m)

fitted kitchen comprising white gloss wall and base units and white stone-effect worktops. Fitted with a gas hob, electric oven, extractor hood, and integrated under-counter fridge, space and plumbing for Washing machine

### Bedroom

14'3x10'6 (4.34mx3.20m)

A well-proportioned double bedroom with two large sash windows to the front aspect. The room comfortably accommodates a double bed and freestanding furniture.

### Bathroom

A clean and functional bathroom comprising a full-sized panel bath with glass shower screen, pedestal wash hand basin and a WC. Finished with white metro wall tiles, parquet-effect flooring

### Useful Information

Parking zone M  
Council tax band A  
EPC-C

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

