



Flat 2, 20 Lansdowne Place

Hove, BN3 1HG

Offers In Excess Of £150,000



A WELL PRESENTED LOWER GROUND FLOOR FLAT CLOSE TO HOVE SEAFRONT BEING SOLD WITH NO ONWARD CHAIN AND SHARE OF FREEHOLD.

Situated between The Kingsway and Western Road, Hove. Extensive local shopping can be found in Western Road which also offers an array of restaurants, cafes and bars. Regular bus service can be accessed nearby providing a coastal service; these frequent, scenic routes connect Brighton and Hove to Eastbourne, Worthing, and the South Downs. Western Road service provides quick access to central Brighton. Nearby Hove and Brighton Train Stations provide commuter links to London. A short stroll south leads to the iconic Hove Lawns and Seafront offering an array of sporting and leisure activities.



COMMUNAL STAIRS

From street level to lower ground floor. Door to

COMMUNAL HALLWAY

Leading to rear and door to:

ENTRANCE HALL

Ceiling light point, wall mounted electric consumer unit, hard wired smoke detector, built in storage cupboard.

BATHROOM

Ceiling point, extractor fan, fully tiled walls, double glazed window with obscure glass. White suite comprising of low level w.c, pedestal wash hand basin with hot cold taps, panelled bath with mixer tap and shower attachment. Radiator.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA 10'7 x 8'1 (3.23m x 2.46m)

South aspect, double glazed window looking into courtyard, ceiling light point, radiator, hard wired smoke detector, TV aerial point.

KITCHEN AREA 7'7 x 7'7 (2.31m x 2.31m)

Southerly aspect with double glazed window looking into courtyard, ceiling strip lighting, hard wired smoke detector, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel single drainer sink unit with hot and cold taps, tiled splash backs, breakfast bar area, space for freestanding cooker, space and plumbing for washing machine, space for under counter fridge, wall mounted 'Worcester' gas combination boiler for heating and hot water and digital control panel. Door to:

BEDROOM 8'8 x 7'4 (2.64m x 2.24m)

Southerly aspect with 2 x double glazed windows looking into courtyard, ceiling light point, radiator.

OUTGOINGS

Service Charge: £1638 per annum including £198 reserve fund contribution

Lease: 999 years from 22/2/2016 - 989 remaining

Ground Rent: Peppercorn

SHARE OF FREEHOLD

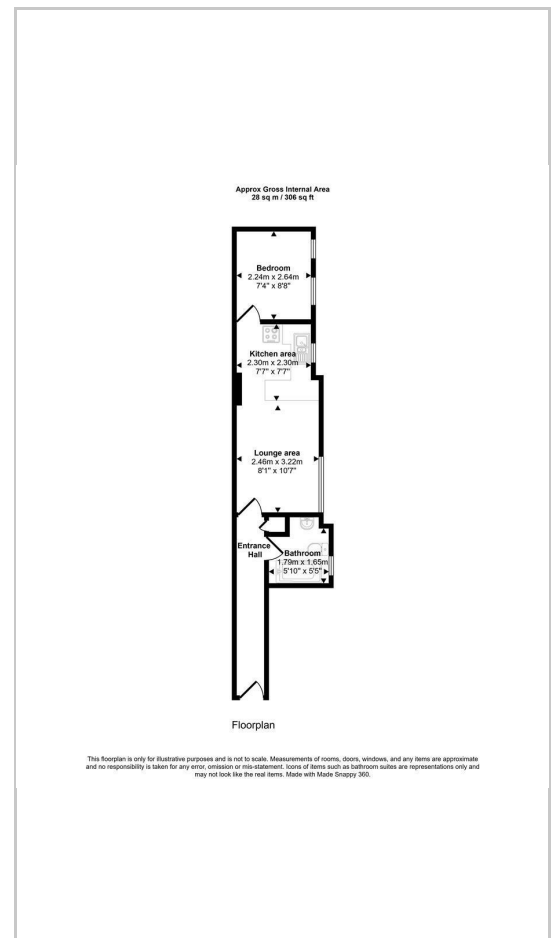
COUNCIL TAX

Band A

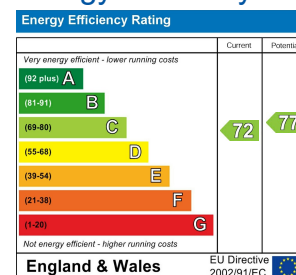
Area Map



Floor Plans



Energy Efficiency Graph



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