



Lansdowne Place, Hove

East Sussex

Guide Price £400,000



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Perfectly located within the historic Brunswick Town conservation area, just moments from Hove seafront, this bright LOWER GROUND FLOOR GRADE II LISTED APARTMENT benefits from TWO DOUBLE BEDROOMS, a PRIVATE PATIO and OWN ENTRANCE.

Set within an attractive Grade II listed period building, this well-presented apartment offers plenty of natural light and space. The spacious living room provides room for a dining table and features a glass patio door that opens onto the private patio, while also flowing seamlessly into the modern kitchen.

The property comprises two bedrooms, the larger of which benefits from a charming bay window. The centrally positioned shower room is well proportioned, and the apartment also enjoys the added convenience of a useful utility space.

Outside, the private patio currently includes a shed for additional storage and offers excellent potential for further enhancement.

The Local Area

Located in the heart of Hove, the seafront, and the green open spaces of Hove Lawns, Palmeira Square and Brunswick Square are only a short walk from your door.





When it comes to shops, bars and restaurants, there's no shortage of choice as the amenities of Western Road, Church Road, and Brighton's famous Lanes and North Lanes are within easy reach. Offering everything from high street to independent stores, everything you need is right on your doorstep. Plenty of bus services in the city provide access to all parts of Brighton and Hove as well as out of town, including Devil's Dyke. Hove and Brighton mainline train stations are both within easy reach, providing convenient, regular mainline links for commuters.

Rated Outstanding, Hove Infant and Junior School is just a five-minute walk away, along with Brunswick Primary School and the independent school, Brighton Girls. Brighton, Hove & Sussex Sixth Form College is also within easy reach.

Further Information

Lansdowne Place is located in parking zone M. The council tax band is B, which is currently charged at £1,910.06 for 2025/26.

EPC Rating - C / Council Tax - B / Parking Zone - M

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

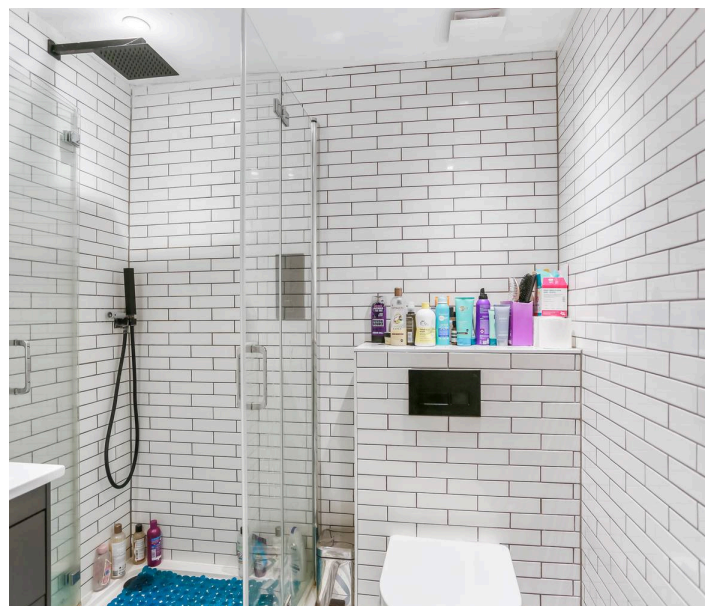
Tenure: Share of Freehold

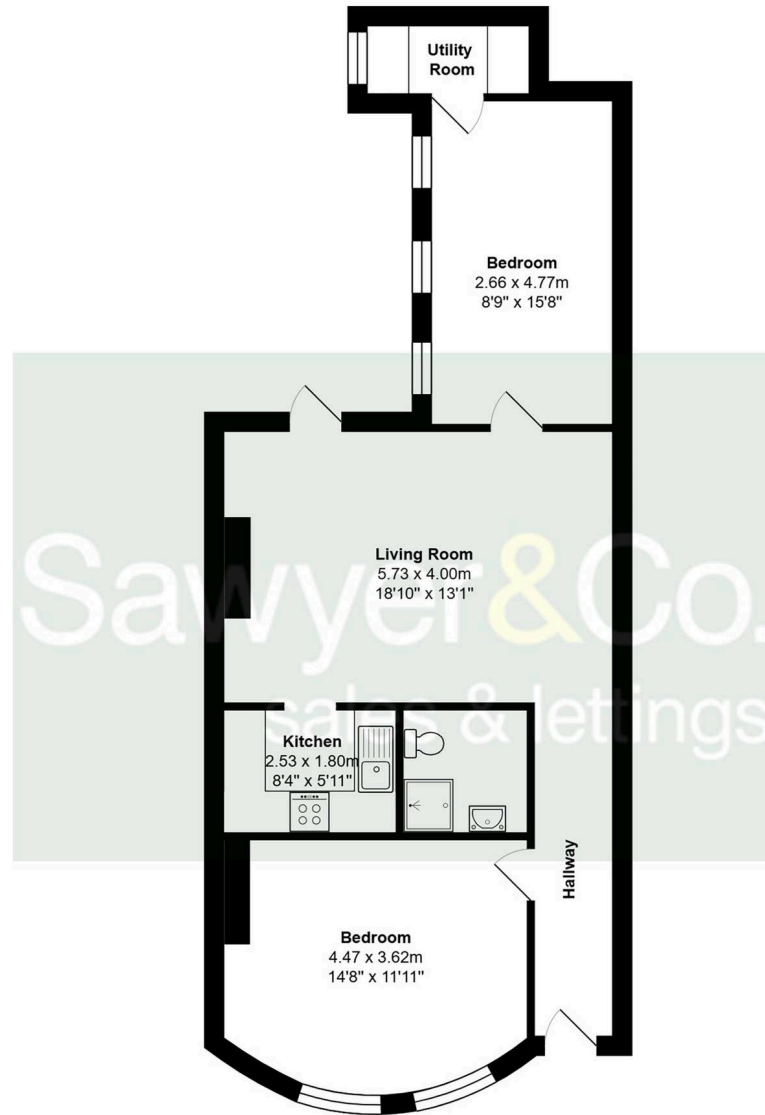
Unexpired term on lease - 963 years

Reserve Fund - £1,250 pa / Service Charge - £1,397.50 pa / Professional Fees - £561.50

Managing Agent: Harper Stone Properties

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.