

PHILLIPS & STILL



- ***OPEN HOUSE SATURDAY 6TH AUGUST***
- An Amazing Ground Floor Two Bedroom Apartment
- Excellent Condition Throughout
- Share Of Freehold

Langdale Road, Hove, BN3 4HP

ASKING PRICE £600,000

Wow!! this rarely available and perfectly presented ground floor apartment is situated in one of Hove's hotspots just off the seafront. There are some of the best local shops and amenities literally on your door-step in Richardson Road. The property also has an attractive westerly facing rear garden and a share of the freehold



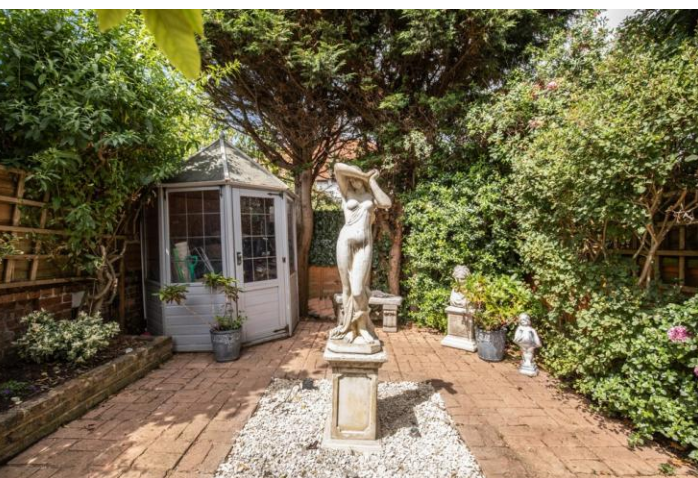
Property Description

This is a rare opportunity to acquire an extremely bright and spacious two-bedroom apartment on the ground floor of this converted house. Situated in between Braemore Road & Carlisle Road, you are quite literally a stone's throw away from Hove lagoon, the seafront and City centre so it's the perfect location to enjoy everything that Brighton & Hove has to offer.

This apartment is located on the ground floor. The accommodation features a large entrance hall with built in storage, two double bedrooms both with space for free standing wardrobes, a modern luxury bathroom and an immaculate kitchen diner which is stylishly finished and open planned, making it perfect for sitting down to enjoy a meal together and entertaining guests whilst your cooking. The east facing lounge room has to be the real centre piece of the flat though, beautifully finished to a high standard! From the kitchen diner and bedroom one you have access from here to your private enclosed garden which benefits from the sun all day long as it is South / West aspect. Here you can entertain friends and family or simply relax and enjoy those peaceful moments in the sunshine with a glass of bubbly.



As well as the property coming with a share in the freehold and no onward chain, Langdale Road itself is a prime location, highly sought after and simply irresistible. The apartment comes with the expected added benefits! These include gas central heating and double glazing throughout. Apartments like this coming up for sale in this specific road in this condition are few and far between so you'll need to quick on this one and viewings are highly recommended to fully appreciate this impressive property!



Accommodation

GROUND FLOOR FLAT

ENTRANCE HALL

SITTING ROOM

13' 1" x 12' 9" (3.99m x 3.90m)

KITCHEN / DINER

12' 5" x 8' 10" (3.81m x 2.70m)

BEDROOM ONE

13' 6" x 10' 6" (4.12m x 3.22m)

BEDROOM TWO

10' 5" x 7' 6" (3.20m x 2.31m)

BATHROOM

OUTSIDE

WEST FACING REAR GARDEN

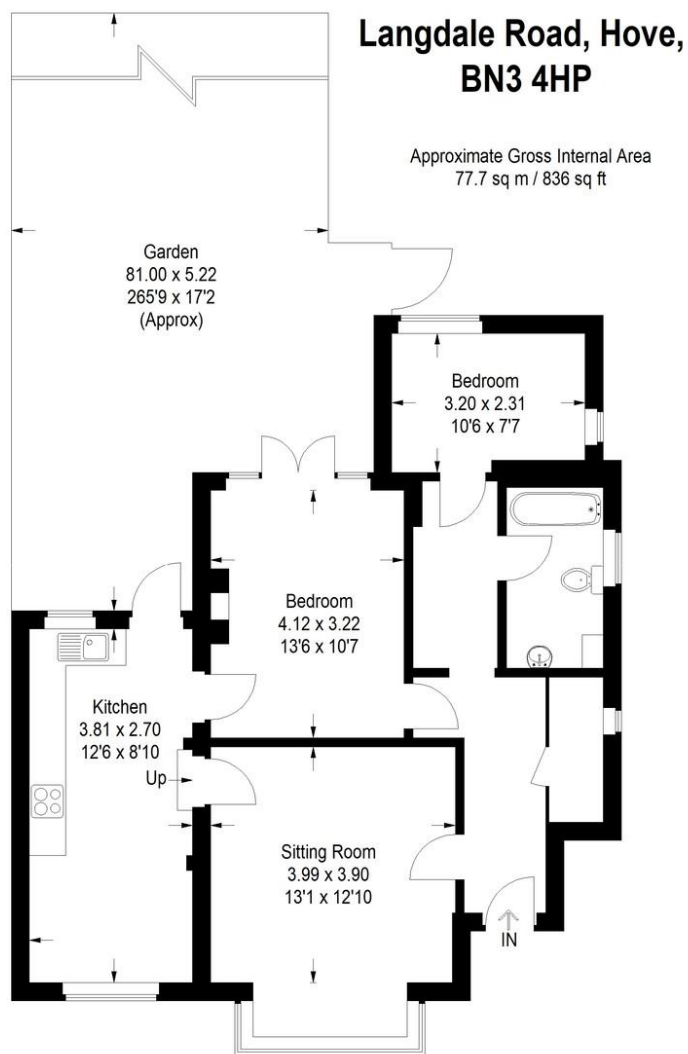


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Picture this...

Just imagine being able to walk a few minutes down your road to the seafront and Lagoon. It's ideal for relaxing and catching a few rays with a nice glass of vino.

Alternatively, Wish Park is just a short stroll away and is the perfect for a quick walk with the dog or place for the children to run around whilst having a family picnic.

Why not hop onto a bus or take a short ride into the City Centre and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of quirky boutiques, bars/restaurants and shops the city has to offer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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