

ELLIOTTS

Working hard for you



FFF, 20, Lansdowne Street, Hove, BN3 1FQ

Guide Price £325,000 Leasehold

Elliotts are delighted to offer for sale this beautifully presented first floor converted apartment in the very centre of Hove with accommodation that includes a feature open-plan living area, with a modern kitchen and also having two bedrooms and well fitted bathroom/WC

- FF Converted Apartment
- Ideal FTB / BTL
- Feature Open-Plan Living Area
- Modern Kitchen
- Gas Central Heating
- Recently Re-Decorated
- Two Bedrooms
- Bathroom/WC
- Prime Central Hove
- Close to Shops



www.elliottsestateagents.co.uk

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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

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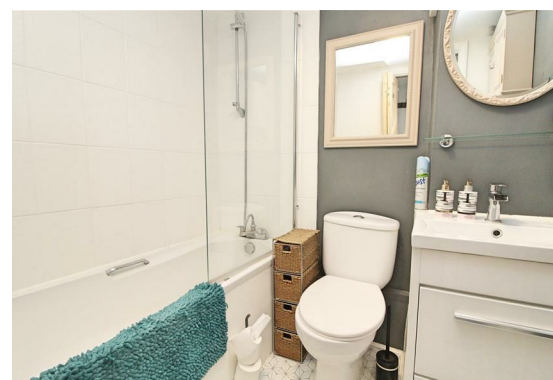
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Lansdowne Street is perfectly positioned if you want to be close to the hustle and bustle of Brighton & Hove's popular city centre, with pretty much everything you need on your doorstep, including an excellent range of cafés, restaurants and bars. Both Brighton & Hove railway stations are also close-by (approximately a mile), making this an ideal purchase for anyone looking to commute.

This apartment occupies the first floor of this attractive period building and has undergone a significant amount of improvement over the years.

The accommodation includes a lovely open plan living area with a Westerly aspect and new sash window, being recently re-decorated and much improved. The kitchen area is well fitted with a matching range of units, quality worktops and space for appliances. There are also two bedrooms and a modern bathroom/WC.



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Total Area: 465 ft² ... 43.2 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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