



Langdale Road, Hove, East Sussex, BN3 4HQ

Guide Price £350,000

- Entire Second Floor
- Share of Freehold
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating



Stanfords
Estate Agents



Stanfords Estates offer this superb top floor flat in one of the most sought after locations in Hove. Langdale Road is a lovely tree lined residential road literally moments from the seafront and south of New Church Road. There are superb local shopping facilities in nearby Richardson Road, regular bus services run in New Church Road and further shopping facilities, bars, cafés, restaurants can be found in nearby George Street and Church Road. The flat itself occupies the whole of the top floor of this well looked after detached property and has the benefit of a share of freehold. The property benefits from plenty of natural light afforded to it by windows to all sides including west facing bay windows in the lounge/ dining room. There is a separate modern kitchen and a recently improved bathroom. Both double bedrooms are located to the rear of the building with pleasant views over neighbouring gardens. Viewing highly recommended.

ENTRANCE HALL

Door leading to all rooms. Wood laminate flooring.

LIVING ROOM

15' 4" x 13' 11" (4.67m x 4.24m)

Double glazed Westerly aspect bay window overlooking Langdale Road. Exposed brick fire surround and hearth. Wood laminate flooring, ceiling down lighters and radiator.

KITCHEN

10' 2" x 9' 8" (3.1m x 2.95m)

Two windows to the side, fitted modern kitchen with floor and wall mounted units, work top with stainless steel sink and drainer with mixer tap, four ring gas hob with over beneath and extractor hood over. Integrated dishwasher and space for fridge freezer

and washing machine. Pull out larder cupboard. Ceiling down lighters.

MASTER BEDROOM

15' 2" x 13' 6" (4.62m x 4.11m)

Easterly aspect double glazed window overlooking the rear, built in wardrobes with sliding mirrored doors, radiator and ceiling downlighters.

BEDROOM TWO

13' 6" x 8' 5" (4.11m x 2.57m)

Easterly aspect double glazed window overlooking the rear, radiator.

BATHROOM

9' 10" x 4' 8" (3m x 1.42m)

Part tiled bathroom with white suite comprising; panelled bath with shower over, pedestal washbasin with mixer tap, low level WC with push button flush, mirror with light and heated towel rail.

OTHER INFORMATION

Tenure - Leasehold - Share of Freehold

Lease - TBC

Service Charge - £1,200 per annum

Ground Rent - N/A

Council Tax Band - C

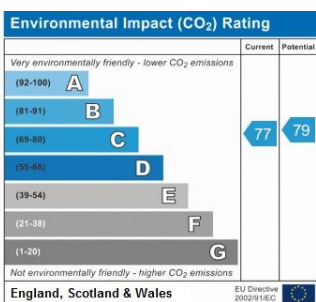
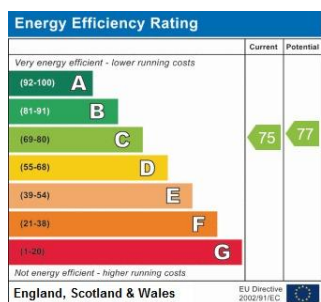
Parking Zone - Zone R

SECOND FLOOR



TOTAL APPROX INTERNAL FLOOR AREA 698sqft (64.85m²)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICE CHARGE
£1,200 per year

GROUND RENT
N/A

PARKING
Zone R

COUNCIL TAX BAND
Tax band C

TENURE
Leasehold Share of Freehold

LOCAL AUTHORITY
Brighton & Hove City Council

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