



## GROUND FLOOR FLAT, 61 LANSDOWNE STREET HOVE, BN3 1FT

LEASEHOLD

Fantastic apartment with superb west facing terrace and garden. This beautifully presented apartment occupies the raised ground floor of this attractive and well maintained period building. The bright and spacious accommodation comprises; double bedroom with bay windows, modern bathroom, west facing lounge and separate kitchen. Additional features include large sash windows, plenty of natural light, tall ceilings and built in storage. There is a real sense of space throughout, added to by the fantastic rear terrace with space for table & chairs and steps down to the main garden area - west facing and the perfect spot to enjoy afternoon & evening sun.

Located on the Brighton & Hove border, perfectly positioned to enjoy all the City has to offer. Popular shops, cafes and restaurants along with the seafront are all within a short walk whilst Brighton & Hove mainline stations are easily accessible providing regular and direct links to London.

**Nicholas  
James**

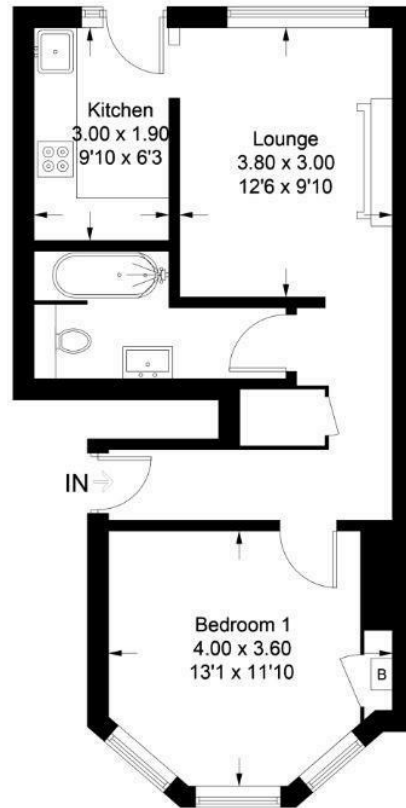
SALES LETTINGS AUCTIONS





## Landsdowne Street, BN3, 1FT

Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



Agents Note: Whilst every care has been taken to prepare these particulars, 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/tenants are advised to recheck the measurements

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