



## 23 LANSDOWNE ROAD

HOVE, BN3 1FE

Beautifully presented semi-detached house in sought after central location.

The property is bright and spacious with accommodation comprising; three double bedrooms, two modern shower rooms and impressive open plan living area with lovely kitchen including white goods - double oven, built-in microwave, dishwasher, washer and dryer, five-zone hob (all Bosch) and American style fridge-freezer (LG). There is plenty of built in storage along with additional secure outside storage. The rear patio garden is a delightful, sociable space with two sets of bi-fold doors opening onto it whilst the surprisingly private front patio is south facing and the perfect spot to enjoy all day sun.

This fantastic property was fully refurbished in 2023 with benefits including; brand new plumbing and electrics throughout, zonal heating with smart Hive hub, air conditioning and Karndean flooring.

Available Now.

# Nicholas James

SALES LETTINGS AUCTIONS





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Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft  
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1231616)



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

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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