



## 94B LANSDOWNE PLACE. HOVE, BN3 1FH

£2,000 PER CALENDAR

PET FRIENDLY! A stunning patio apartment occupying the entire lower ground floor of this attractive and well maintained Regency building. The apartment has generous sized rooms with high ceilings, a large entrance hall, plenty of storage and a great layout, all combining to create flexible accommodation, working equally well as a superb luxury one bedroom property with two reception rooms, or a two double bedroom property with open plan living. Beautifully presented throughout with modern bathroom and kitchen and some lovely features including an open fireplace and large sash windows. Additional benefits include a useful utility room, own street entrance and delightful rear patio garden.

One of the standout features of this apartment is the lovely private rear patio, an ideal spot for enjoying a morning coffee or unwinding after a long day. This apartment comes with the option of either furnished or unfurnished, so the apartment is adaptable to suit your personal style and needs.

Located on the Brighton & Hove border, perfectly positioned to enjoy all the City has to offer. Popular cafes, restaurants and bars 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.

This delightful home will be ready to move into from 1st March 2026.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 94 Lansdowne Place

Approximate Gross Internal Area  
84.9 sq m / 914 sq ft

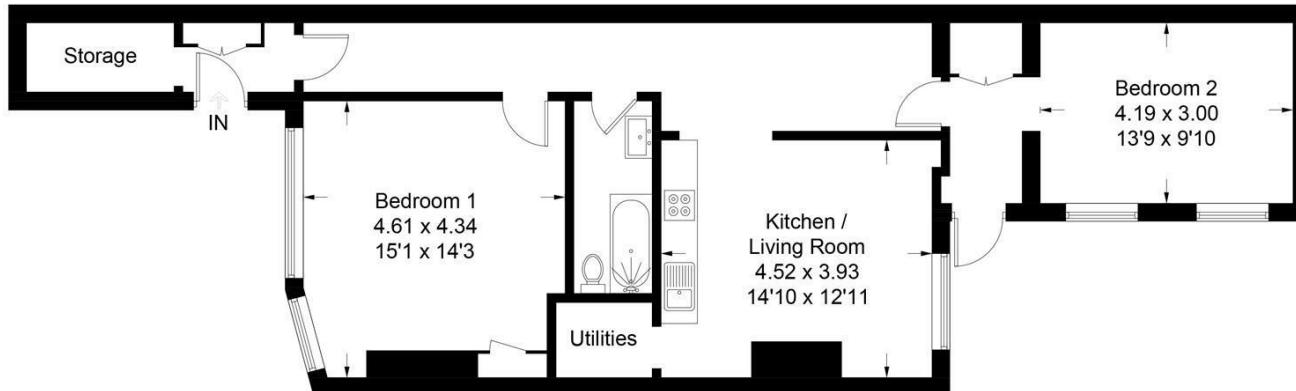


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1262610)



Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

SALES LETTINGS AUCTIONS