



## Lansdowne Place, Hove, BN3 1FL

£1,850 Per month



- Fully furnished
- 5 min walk from Hove seafront
- GFCH
- Close to local bars / restaurants
- Includes monthly professional cleaning

- 2 Bedrooms
- Central location
- Open plan living area
- 9 Month Let
- Includes TV licence

# Lansdowne Place, Hove, BN3 1FL

## £1,850 Per month



### Summary

\*STUNNING LUXURY FURNISHED APARTMENT - VIDEO TOUR AVAILABLE\*- Priors are pleased to offer this fully furnished, two bedroom apartment in central Hove. The flat benefits from contemporary furnishings and an open plan living space. This luxuriously designed home arranged over 3 floors is spacious, light and beautifully decorated throughout. Located 50 yards from Western Road with its popular bars, restaurants, and shops. Bus services run nearby, and Brighton train station is approximately 15 minutes away. Close to Hove seafront with its desirable beaches and lawns. Professionals Only. Rent includes TV licence and a monthly professional cleaner attendance.

\*\*PLEASE NOTE, THIS PROPERTY WILL ACCEPT A FAMILY, OR A MAXIMUM OF 2 SHARERS ONLY AS THERE IS NO HMO LICENCE IN PLACE\*\*. Council Tax - C. Parking Zone - M. EPC - E.

### Open plan lounge diner

19x18 (5.79mx5.49m)

Living and dining space which is fully furnished with modern fittings and furniture. The high ceilings allow the room to feel more open giving the impression of more space. Large bay windows allowing lots of natural light.

### Kitchen

Modern fully fitted Hi-Gloss kitchen with marble work-tops and integrated appliances to include- dishwasher, washer/dryer, oven/hob, fridge freezer, microwave, Nespresso coffee and juice machines.

### Bedroom one

13'6x11'3 (4.11mx3.43m)

King size mattress (200cmx200cm). Blackout curtains, feature fireplace and plenty of wardrobe space.

### Bedroom two

9'8x9'3 (2.95mx2.82m)

Double bed + mattress (200cmx150cm). sliding wardrobes and black-out blinds.

### Bedroom three

15x9'3 (4.57mx2.82m)

Available on request - Large double room

### Shower room one

Grey fully tiled shower room with underfloor heating, rainfall shower cubicle, washbasin and WC.

### Shower room two

White fully tiled shower room with wash basin, shower cubicle and WC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

