



FOSTER
& CO.

Lansdowne Road

Hove, BN3 3AU

Guide price £1,150,000

A substantial freehold property arranged over three floors and extending to approximately 2,996 sq ft, including the garage, positioned on Lansdowne Road in central Hove. Currently arranged as two separate flats and configured with 8 bedrooms and 9 bathrooms, the property offers a rare and exciting opportunity for investors, developers or buyers looking to create a significant family home in one of Hove’s most convenient and well-connected locations.

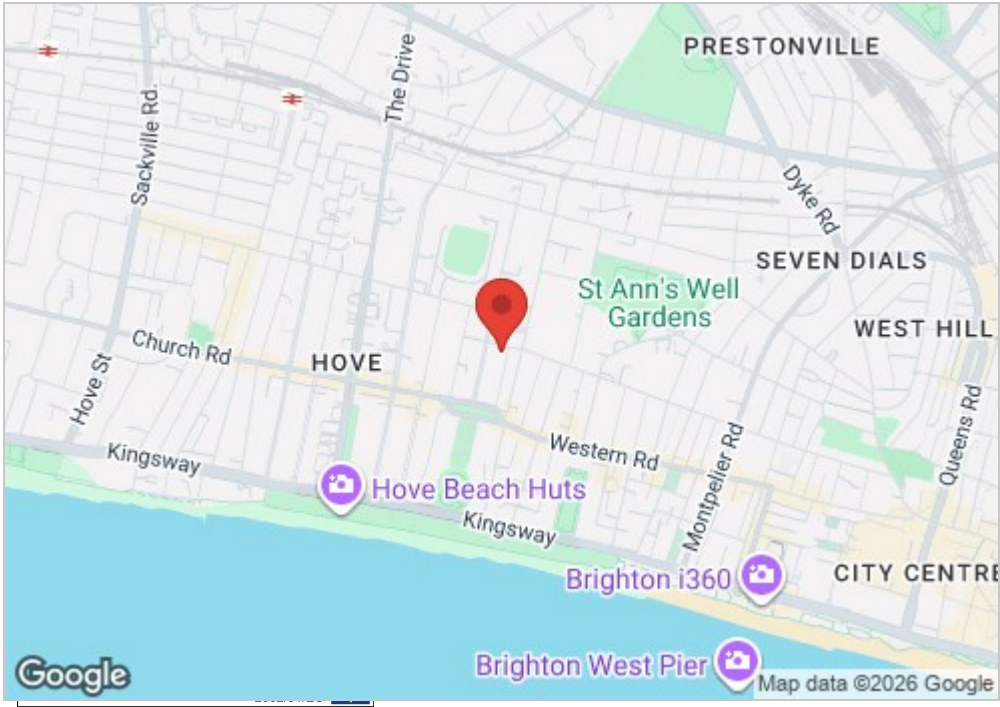
The scale and existing layout give the property excellent flexibility. In its current configuration, it lends itself to a number of potential uses, including refurbishment as two individual flats, conversion back into one substantial family residence, or possible HMO use, all subject to the necessary planning consents and permissions. The existing bedroom and bathroom arrangement also gives the property strong appeal to the family home market, with the potential to rework the space into generous living accommodation while retaining excellent bedroom provision.

Externally, the property benefits from off-street parking to the front, an integral garage and a private south-facing rear garden. The garden is a particularly appealing feature, offering a good degree of space and privacy, with a decked seating area and scope to landscape further.

Lansdowne Road is ideally placed for central Hove, with Church Road, Hove seafront, Hove Station and a wide range of shops, cafes, restaurants and amenities all within easy reach. Properties of this size and flexibility in such a central position are rarely available, making this a standout opportunity with genuine long-term potential.

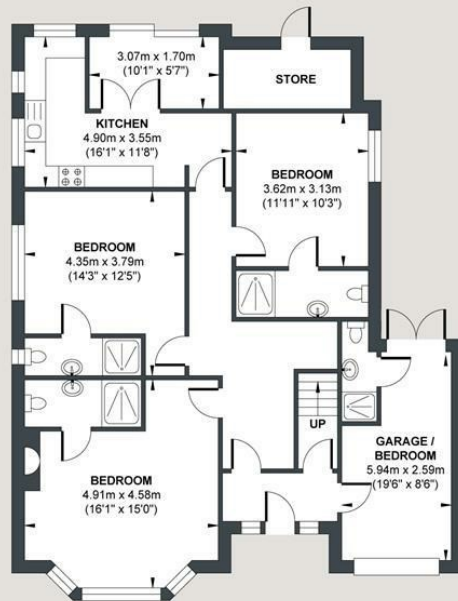
- Substantial freehold property in central Hove
- Approximately 2,996 sq ft
- Currently configured with 8 bedrooms and 9 bathrooms
- Excellent investment opportunity
- Scope to convert back into a substantial family home
- Potential to refurbish and retain as flats
- Possible HMO opportunity, subject to planning
- Off-street parking and integral garage
- Private south-facing rear garden
- Close to Church Road, Hove seafront and Hove Station

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



LANDSDOWNE ROAD

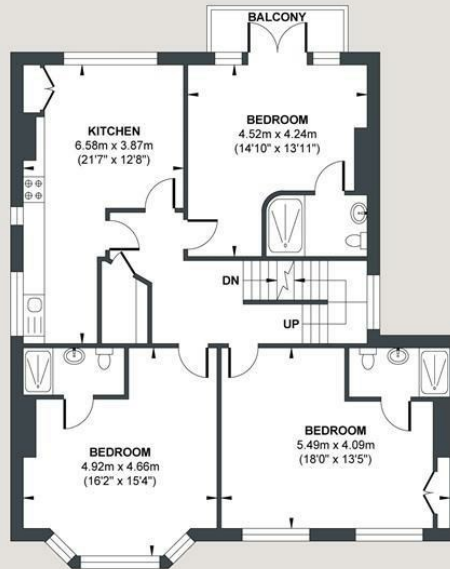
Approx. Gross Internal Floor Area (Including Garage) = 278.38 sq m / 2996.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

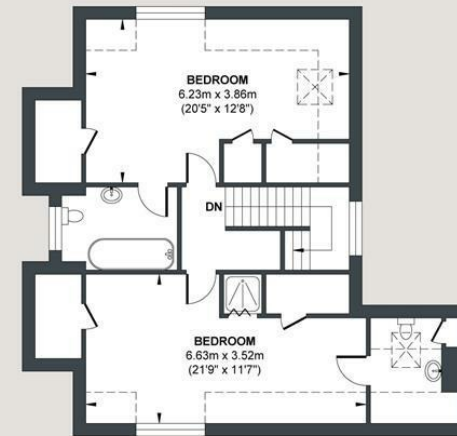


Approximate Floor Area
1157.33 sq ft
(107.52 sq m)



FIRST FLOOR

Approximate Floor Area
1066.06 sq ft
(99.04 sq m)



SECOND FLOOR

Approximate Floor Area
773.06 sq ft
(71.82 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



