



## We know just the place...



Guide Price £425,000 to £450,000

The flat, which has been renovated to a high standard, offers a beautiful fusion of old and new with sought-after regency features.

Upon entrance the hallway provides access to all rooms. The grand, bright reception space has an abundance of period features; a sea view balcony on which to enjoy your morning coffee and breakfast, and wonderful ornate coving. floor to ceiling sash windows and beautifully painted floors.

The modern fitted kitchen exudes style and elegance and is very much on–trend with white, blush pink and gold coloured accents. It artfully includes everything needed for modern living, while still allowing ample entertaining and dining space. The bathroom has been tastefully and elegantly refurbished, with excellent attention to detail and boasts a free–standing bath and wet room. There are two double bedrooms the 2nd having a mezzanine level and access to the wrought–iron balcony.

Simply put, this is an exceptional property in an outstanding location that'll make a charming home.

Lansdowne Place is located just north of Western Road, home to a wonderful selection of eateries and independent boutiques. Brighton mainline station and Hove mainline station are both nearby, offering fantastic links to London and beyond.



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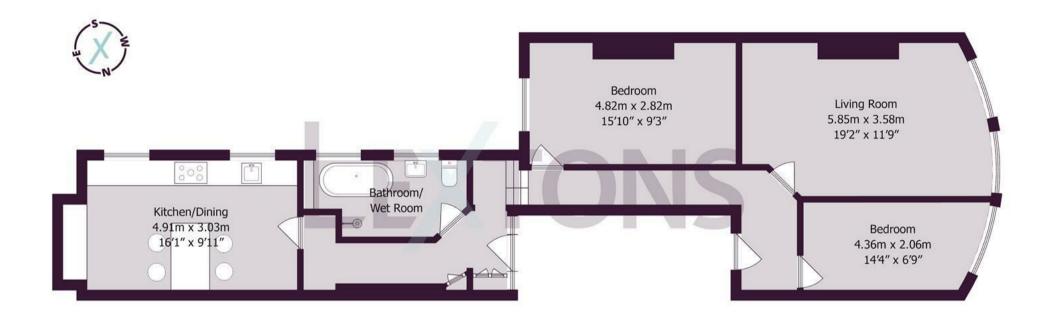


## What the owner says...



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My flat is charming and full of character but also really homely. With so many wonderful features, it has such a special feel about it. The natural light in every room, the balcony and the sea views make you feel like you are on holiday every day! I will really miss walking to the best coffee shops and restaurants in town."



Approximate gross internal floor area 83.5 sq m/ 899 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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