

39 Lansdowne Street  
Hove  
BN3 1FT



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 39 Lansdowne Street

### £300,000 Leasehold

#### TENURE

The property is LEASEHOLD with 167 years remaining.

#### Communal Entrance

Steps to raised ground floor flat, leading to communal front door into communal hallway. Door to flat.

#### Living Room

Original sash windows, original fireplace (not working) with marble mantle and tiled hearth with alcoves either side; original coving and ceiling rose, wooden flooring, radiator.

#### Inner Hallway

Through part glazed door to hallway giving access to all rooms.

Floor-to-ceiling cupboard with stable door with some shelving, housing electric meter and fuse box, ceiling spotlights, radiator.

#### Bedroom

Original sash window overlooking gardens. Glass panels above doorway, built-in cupboard with hanging space and shelving; radiator.

#### Shower Room

Shower room; enclosed shower with part tiled walls, pedestal wash-hand basin with cupboard below and wall-mounted mirror above, tiled floor.

#### Separate WC

South facing window, low level WC.

#### Kitchen

Original sash window above sink, range of wall and base-mounted units with wooden work top surface, space for appliances. Cupboard containing combination boiler; ceiling downlights. Door to private rear garden.

#### Garden

Approx. 6.43m x 5.23m westerly facing private rear garden, accessed via kitchen, with steps down to paved walled garden with patio area and shrub borders.

#### Parking Zone - M

#### Council Tax Band: To be confirmed

#### PURCHASER INFORMATION

Annual Service Charge: £762

Ground Rent: £0

Local Authority: Brighton & Hove Council

Council Tax Band: TBA

EPC: D

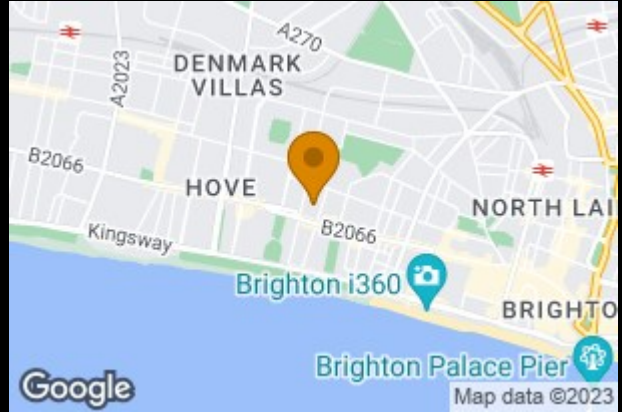
Local Authority  
Brighton & Hove

Council Tax Band  
A

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



Raised Ground Floor

Approximate Gross Internal Area = 505 sq ft / 46.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Callaways 2023



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