



Lawton & Dawe PROPERTIES



1 Kitilear Court Lansdowne Road

, Hove, BN3 1FY

Asking Price £175,000

We are pleased to have for sale this bright, cosy yet spacious, well looked-after studio, a stone's throw from the sea! Conveniently located within walking distance of many local coffee shops, pubs, bars and restaurants, St Anne's Well Park, and only a 20 min walk from both Hove and Brighton stations – this property is perfect to live in to enjoy the best of the city, or for commuting in and out of Brighton! The property would make a brilliant buy-to-let investment, first home or a pied a terre.

The studio itself is located on the ground floor, and comprises of a good-sized main studio room, with large, double glazed, south-facing window. The studio benefits from a separate kitchen which has a breakfast bar – perfect for a morning coffee! The kitchen has a good amount of storage, electric oven and is neutrally decorated. The current owner has tucked away the microwave in one of the built in cupboards to maximise worktop space. The bathroom is also a good size and has a bath with shower over. The bathroom is modern and neutral. The hallway has a large storage cupboard housing the washing machine, so the studio is fully equipped! The property has gas central heating.

What the owner says...

'I love this flat - there's so much around here but this area actually feels very calm, even being ground floor, it's still quiet. The vibrancy of the city isn't far away if you want it too though, just along the road! I liked this flat when I bought it because it was purpose built so it's a good layout. The separate kitchen was an essential, and having that as a separate space is invaluable. I've really made it my own, so I'm sad to leave. The main thing for me though – being 5 minutes from the sea everyday - there's nothing quite like that. I'll definitely be sad to go!

- 115 years remaining on lease
- Council Tax Band A (£1485.27 per annum)
- Service charge £800 per annum
- Ground rent £200 per annum
- South facing
- Double glazed
- Separate kitchen
- Gas central heating
- Modern, neutral decor

Viewing

Please contact our Lawton & Dawe Properties Ltd Office on

01273 817791

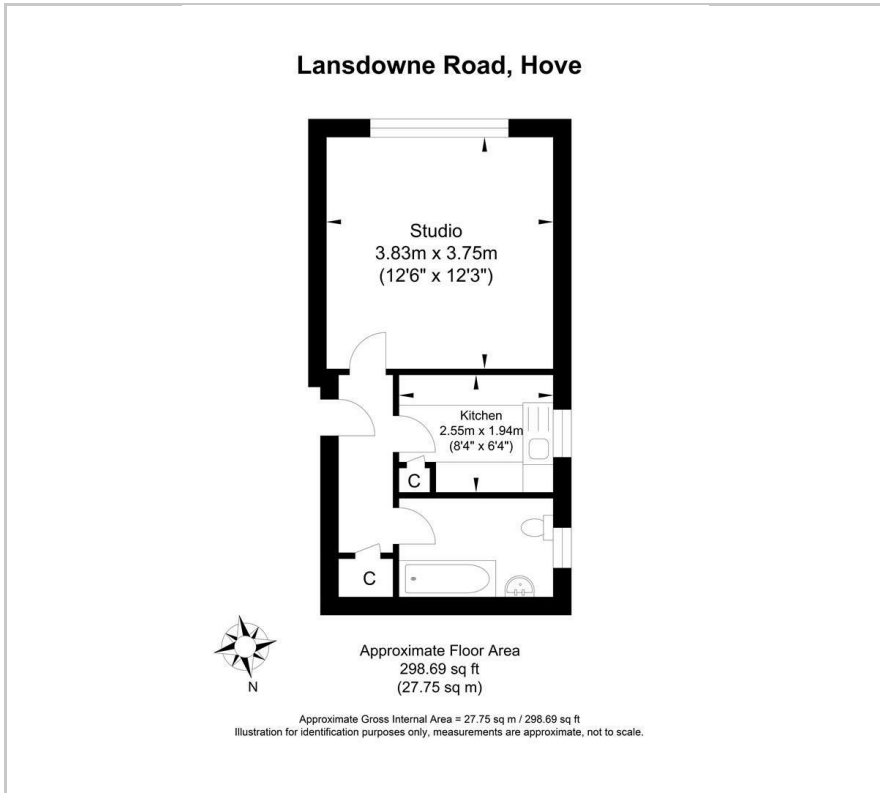


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to arrange a viewing appointment for this property or



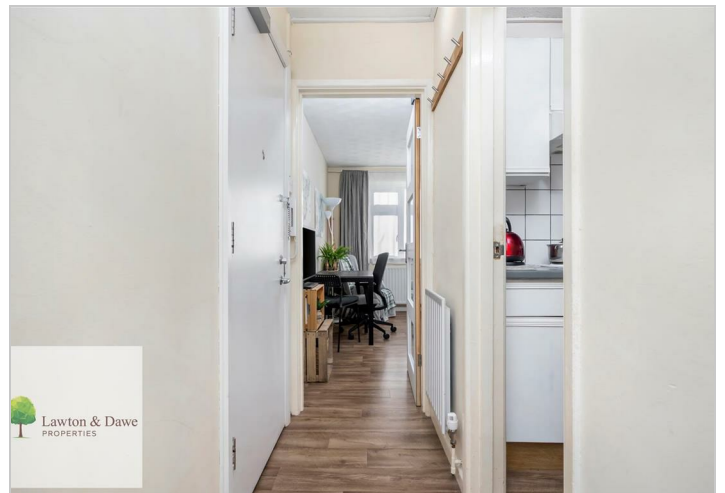
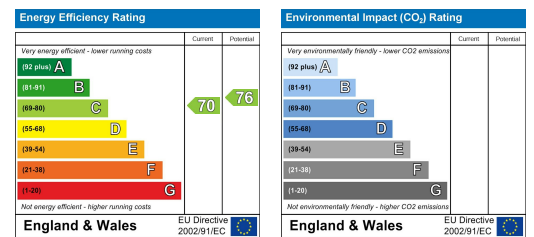
Floor Plan



Area Map



Energy Efficiency Graph



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