



Lansdowne Place, BN3

£425,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Lansdowne Place, BN3

1 Bedroom | 1 Bathroom | 776 sq ft | Walled Garden |

With gloriously high ceilings, original period features and shuttered sash windows, this ground floor Regency apartment is immediately impressive. It enjoys a stylish yet neutral interior meaning it is ready to move straight into or let out immediately with ease. It sits within an attractive townhouse close to the sea, yet positioned on the ground floor gives it sole access to a charming and private rear garden which becomes a wonderful extension of the home during summer.

The building itself has lovely architectural features, and the location is excellent with Church Road and Western Road restaurants, bars and cafés on its doorstep. Transport links are also fantastic with two commuter stations within walking distance, so it would make a fabulous investment as a buy to let flat, a perfect step on the ladder, or a forever home for those who love the Brighton & Hove vibe.

Stepping inside, it is clear the space has been expertly maintained by those with an eye for interiors and a respect for period property. Wood floors echo the stripped window shutters in both the sitting room and kitchen which give complete privacy during the evening. There are clearly defined spaces in the sitting room to the front for relaxation on generous furnishings, while formal

dining takes place close to the kitchen. Two open archways provide a lovely line of sight right through the principal rooms from the kitchen, adding to the feeling of space. A third arched alcove forms a neat workspace with shelving above it for files and books. The decoration is immaculate throughout in soft shades which will suit all styles of furnishing.

Within the kitchen, open shelving for glassware opens the space which shares the same high ceiling as the reception rooms. It has been well-designed with ample storage, leaving space for freestanding appliances which may be available by separate negotiation.

Moving through another open archway, there is a separate WC to the left alongside a deep cupboard, while the bedroom and adjoining bathroom sit at the far end of the flat leading out to the garden. Stepping down into the bedroom it is another spacious room, so even with a king size bed and several pieces of freestanding bedroom furniture, the floor space is not compromised. There are built-in wardrobes in addition, which gives plenty of storage for linen and towels alongside shoes and clothes for two if needed.





OWNER'S THOUGHTS

"Positioned in the centre of both Brighton and Hove's cultural and social zones, you cannot be in a better place to enjoy the vibe of this amazing city. Living so close to the beach never tires, for blustery winter walks or sea-swimming, it is a joy throughout the year."

Good to Know:

Brunswick Town was the grand design of renowned 19th Century architect Charles Busby and was to be a 'new town' for all levels of society, built around the regal homes of Brunswick Square. The townhouses of Lansdowne Place were built between 1830-40, bearing the same curved facades in magnolia cream with striking architectural features and gleaming black ironwork. Having been beautifully maintained over the years, they are now protected by their Conservation Area, Grade II listed status.

Brunswick Town Conservation Area has long been heralded as one of the most fashionable areas to live in this city; known for its rich history, striking architecture and the eclectic mix of boutique shops, cafes, restaurants and bars which give it a unique character. The local gardens and parks are stunning during the summer and the beach is virtually on your doorstep to be enjoyed at any time of year for cold water sea swimming, exercise, dog walks and picnics.

Education:

Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill

Private: Brighton College

Lansdowne Place

