



Lansdowne road, Hove, BN3 1DN

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See things differently.

A substantial, contemporary four bedroom townhouse set in the Clifton Hill and Montpelier Conservation Area with patio garden and private gated parking.

With four bedrooms, three bathrooms and two generous reception rooms, this townhouse is perfectly suited to any family.

Walking through your front door you are greeted by a large hallway leading to your open plan kitchen and dining area. Ideal for seating the entire family, or for socialising with friends, the ground floor is open plan to include the quality fully fitted Kitchen, a formal dining area and a snug for watching TV. With a quality finish with Bosch appliances, including double oven with microwave, extra wide induction hob, washer/dryer and Quooker tap for instant boiling water and filtered cold water. The kitchen has seamless units and a breakfast bar, paired with worktops of composite stone and integrated appliances.

Leading upstairs to the rear is bedroom four which has tranquil garden views. Moving forward is the stunning reception room, filled with light and taking full advantage of the bright southerly aspect.

The contemporary decor and quality materials continue up to the second floor where the family bathroom can be found along with two further bedrooms, one benefiting from a beautiful en-suite shower room and fitted wardrobes.

Finally on the third floor is the master bedroom suite. Flooded with light from the full height doors that lead you out to the balcony where you will enjoy privacy to sunbathe whilst taking in the stunning sea views. The room benefits from a superb en-suite shower room and fully fitted wardrobes.

The house has a walled patio garden to the rear which becomes a summer extension to the dining area. From here steps lead you to the enviable allocated car parking space in a private gated car park. Within the car park is a secure bike and storage room.

The property benefits from zoned water fed underfloor heating throughout and solar panels meaning this home is extremely efficient to run throughout the year.

Located in undeniably one of the most prestigious regions of the city, Lansdowne road is perfectly positioned on the border of both Brighton and Hove's cultural and social centres, surrounded by beautiful Regency architecture and just a short stroll from the sea.

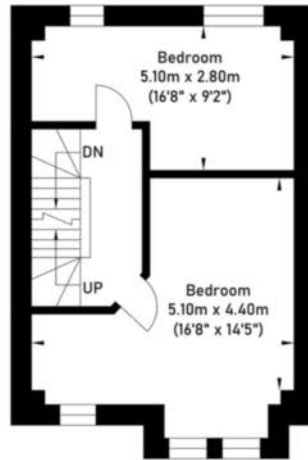
- A luxury four bedroom townhouse
- Walled patio garden
- Top floor balcony with sea views
- Private allocated gated parking space
- Bike storage
- Stylish bathrooms
- Bespoke kitchen with stone worktops and fitted appliances
- Solar panels and eco credentials
- Remainder of a 10 Year new homes guarantee (constructed in 2019)
- Sprinkler system and the wired in fire alarms



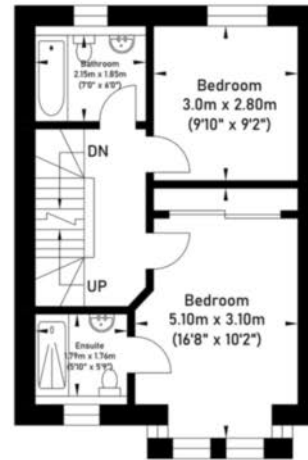
# Lansdowne Road, Hove



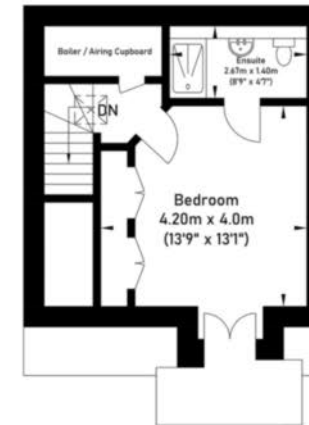
Ground Floor  
Approximate Floor Area  
427.54 sq ft  
(39.72 sq m)



First Floor  
Approximate Floor Area  
417.63 sq ft  
(38.80 sq m)



Second Floor  
Approximate Floor Area  
417.63 sq ft  
(38.80 sq m)



Third Floor  
Approximate Floor Area  
308.70 sq ft  
(28.68 sq m)

Approximate Gross Internal Area = 146.0 sq m / 1571.53 sq ft  
Illustration For Identification Only - Not To Scale © Winkworth Brighton & Hove

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		90	91
EU Directive 2002/91/EC			

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