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Mercia House Flat 2, 1 Lansdowne Road

Hove, BN3 1DN

Offers In The Region Of £250,000

Lower ground floor, one bedroom flat with a separate kitchen and in a very convenient location for the town centre, St Ann's Well Gardens, seafront and a short walk to Brighton Station.

Mercia House is a detached, red brick, gothic style property to be found adjacent to York Avenue within stone's throw of the city centre with its array of bars, restaurants, shops and amenities. Brighton seafront and promenade are easily accessible as is Brighton mainline station providing northbound commuter links with London/The City.

Through the front door there is a spacious entrance vestibule leading to the bedroom and large living room both with sash windows. A separate kitchen is fully equipped with a window to the side. The bathroom is found through a utility space which has plumbing for a washing machine and a large storage cupboard with a further door leading to the bathroom/WC.

The building has had repairs and maintenance dealt with recently.

- Large living room with sash windows
- Bedroom
- Separate kitchen
- Utility area
- Bathroom/WC
- Gas central heating
- Lease 978 years, maintenance 785.50/yr
- Ideal location for city centre, seafront and Brighton station
- Perfect first time purchase
- Council tax band A

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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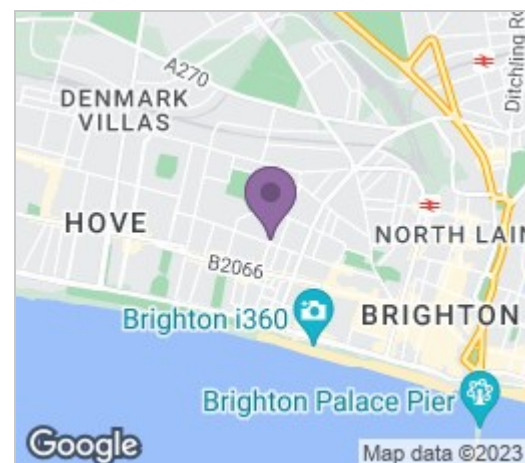
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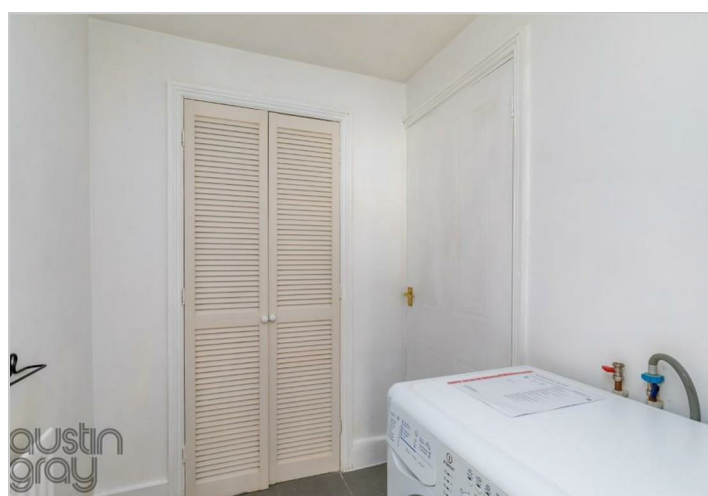
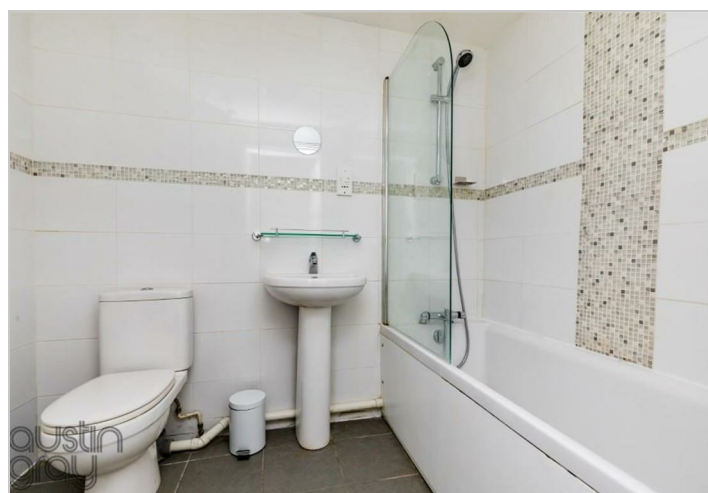
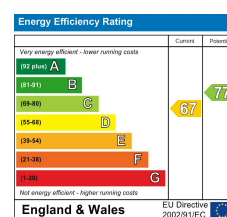
Floor Plan



Area Map



Energy Efficiency Graph



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