



Lansdowne Place, BN3

Guide Price £1,400,000-£1,450,000

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## INTRODUCING

# Lansdowne Place, BN3

4 Bedrooms | 2 Bathrooms | 1 Reception room | Loft / Study Space | 1740 Sq Ft | Balcony

Light streams through this glorious apartment which combines classic elegance with a sophisticated lifestyle. Ahead, the living dining room is a classic beauty where twin, floor to ceiling windows in the east wall bring in the sun and French doors open to the large balcony with sea views. Inside, the original, decorative ceiling soars, the Italian marble fireplace houses a wood burning stove which is surrounded by rare Delft tiles. Thickly carpeted, the floor has been raised slightly to protect the original floorboards, as throughout the building, and which also means that plug sockets can be flush with the floor.

Next door, looking over the garden the streamlined kitchen breakfast room has plenty of space for a family table by a fireplace. High end, the quartz work tops on shaker units look great but are also user friendly and integrated appliances include a Neff touch induction hob, a fan oven, microwave, a fridge freezer, a dishwasher, and plumbing and a washing machine.

Ideal for guests on the landing at the top of the stairs to the maisonette, so they can come and go without disturbing the rest of the house – and there's a w.c. next door- the first of the double bedrooms is light and airy with leafy views. The fireplace is a special one, containing tiles sourced from a Syrian palace

by the vendor's uncle, who built and repaired museums, the only surviving feature of a palace subsequently destroyed by Isis.

Up on the second floor, the second of the double bedrooms has a stained glass door, historic fireplace, restful garden views and light fittings from the Guinness family's country home which the vendor is willing to discuss. Next door, a bespoke bathroom acknowledges the history of the house.

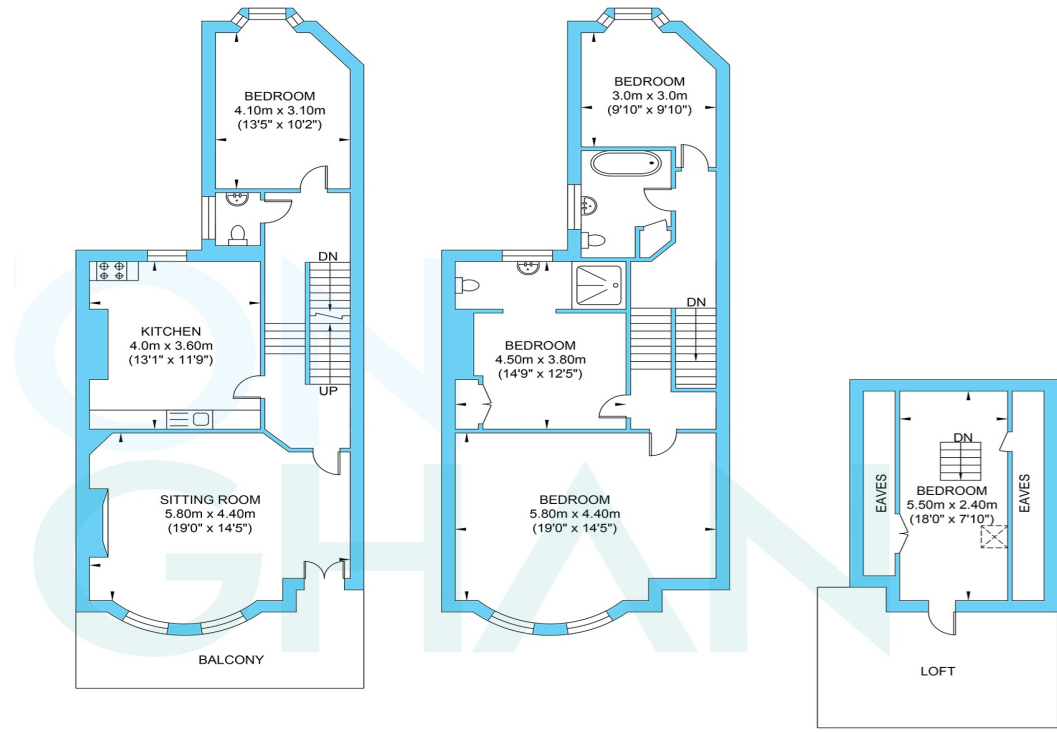
At the front of the house, the principal bedroom enjoys oblique sea views, a pot-bellied fireplace, hand basin with a cast iron mirror above it - and the morning sunshine. The bedroom behind has been thoughtfully designed so it could also be used as a glamorous dressing room with an en-suite which features a central hand basin set on a marble topped cabinet, wet room style shower and a w.c. tucked away.

With planning consent, the attic room, reached by ladder, has an escape window, power and a storeroom.





# Lansdowne Place



First Floor  
 Approximate Floor Area  
 754.22 sq ft  
 (70.07 sq m)

Second Floor  
 Approximate Floor Area  
 754.22 sq ft  
 (70.07 sq m)

Third Floor  
 Approximate Floor Area  
 232.28 sq ft  
 (21.58 sq m)

Approximate Gross Internal Area = 161.72 SQ M / 1740.10 SQ FT  
 Illustration for identification purposes only, measurements are approximate, not to scale.