



Flat 8, 12 Kings Gardens
Hove | East Sussex | BN3 2PF

FINE & COUNTRY

BEAUTIFUL TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH LIFT ACCESS. A SOUTH FACING BALCONY, WITH VIEWS OF THE SEA AND THE SOUTH DOWNS, SET ON HOVE'S PRESTIGIOUS KINGS GARDENS.

Set within Hove's historic Kings Gardens seafront terraced houses, this fabulous top floor apartment delicately balances cool coastal chic with comfortable modern living.

Built in 1880, these Grade II Listed properties of Kings gardens read a colourful history of occupants. A part of 'The Avenues' conservation area, these buildings exude the craft and workmanship of the era.

Southerly light bathes through the French doors and floor to ceiling windows in the living kitchen dining area ensuring a welcoming view of the English Channel and the Hove Lawns below. Dove grey cabinetry allows for a smart kitchen with plenty of storage. From this open plan space, a south-facing balcony creates the perfect spot for dinner/drinks with plenty of space to relax and watch the waves and tidal changes.

At the back of the property, two double bedrooms with plenty of inbuilt storage can be found. A modern bathroom that echoes the colour palette of the apartment tying into the luxury feel of the finish.

When it comes to shops, bars and restaurants the hubbub of Church Road, George Street and Blatchington Road all offer plenty of choice surrounded by iconic period architecture. A short stroll along the seafront brings you to a local theatre and all that vibrant Brighton has to offer.

Hove Lawns, Palmeira Square, and Adelaide Crescent provide generous green spaces perfect for relaxing, while the beach and seafront are just moments away. Cricket enthusiasts will appreciate the nearby County Ground on Eaton Road, which also plays host to lively music events and open-air film screenings.

Down on the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough

Bakery and the Kernel of Hove health food store. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days.

Hove Mainline Station offers excellent commuter links to London and Gatwick, while regular bus services connect you across the city and out to the scenic Devil's Dyke. Brighton Station is also within easy reach, providing an even wider choice of transport connections.

Popular local schools include Hove Junior School, Brunswick Primary School and St Andrew's C of E Primary School.

Situated in Residents on street Parking Zone N, paid on-street parking also available.

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

Council Tax: C
EPC: C
Grade II Listed.

Length of lease: 999 years
Start Date: 25/12/1989
Years Remaining: 964
Ground Rent: £0 (share of freehold - c.£100 per annum company fee)
Annual Service Charge: c.£3,770

- SOUTH FACING BALCONY WITH SEA VIEWS
- MODERN COASTAL FINISH
- LIFT ACCESS
- TWO DOUBLE BEDROOMS
- SEA VIEWS FROM LIVING, KITCHEN AND DINING AREA
- HISTORIC HOVE KINGS GARDENS
- TOP FLOOR APARTMENT
- APPROX 0.8 MILES TO HOVE STATION
- 718 SQ FT
- SEAFRONT APARTMENT

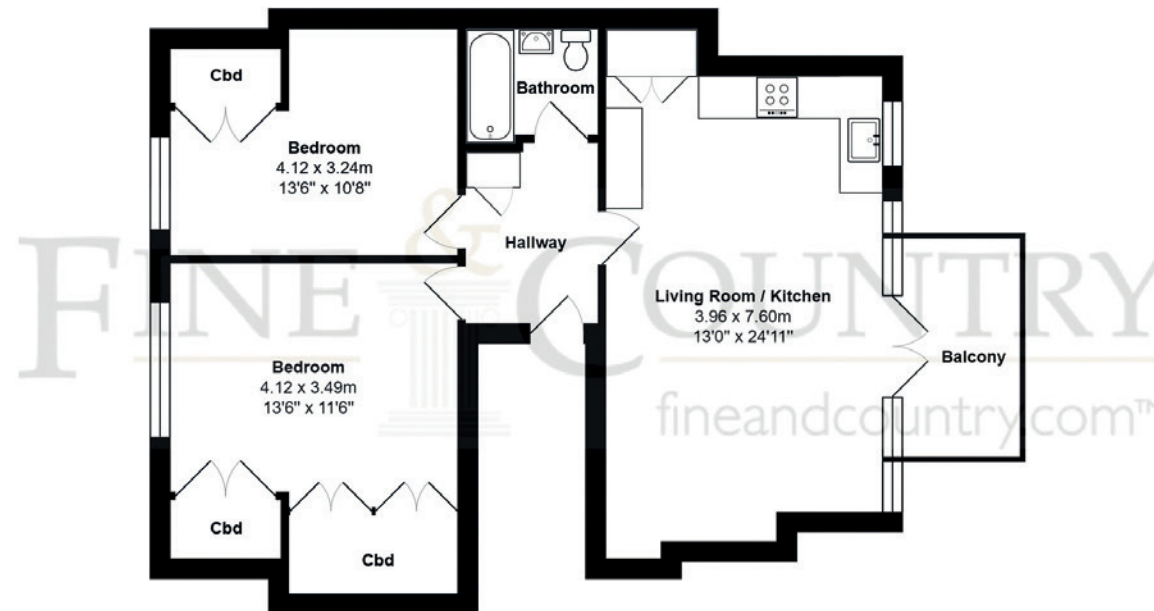












Total Area: 67.9 m² ... 731 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fine & Country
46 Church Road, Hove, East Sussex BN3 2FN
01273 739911 | brightonandhove@fineandcountry.com

