

H&N



Kingsway

Hove, BN3 4LT

£1,500,000

HEALY  
& NEWSOM

EST. 1990









# Kingsway, Hove, BN3 4LT

This five bedroom DETACHED house is located directly on Hove's seafront with envious views over Hove Lagoon and seafront with ample OFFSTREET PARKING, electric car charge point and a detached GARAGE. Meticulously restored and extended throughout the property offers circa 2,100 Sq ft of truly beautifully designed accommodation over three floors. The current owner has maximised space and natural light wherever possible with an open plan design to create an elegant home with a lovely flow. Comprising five bedrooms; principal with en-suite and walk-in wardrobe, family bathroom, two through reception areas and dining space, and kitchen/breakfast room with downstairs cloakroom. Furthermore, the property boasts a beautifully landscaped rear garden with an array of manicured greenery, sun terraces and a plush lawn.

## Location

Situated opposite Hove Lagoon, directly on Hove seafront, between Tandridge Road and Saxon Road, perfect for walks along the promenade with Wish Park around the corner. Local shopping facilities are available close by in Richardson Road with its green grocers, butchers, cafes and health and beauty establishments, as well as the amenities on Portland road and Boundary Road. Bustling Church Road is also within easy reach with an array of stylish bars, restaurants and boutique shops, as is the popular Rockwater bar & restaurant directly on the seafront. Regular bus services afford access to the city centre and beyond, with Aldrington and Portslade train station being within easy reach for those that need to commute. Furthermore, works are in progress to create the new Hove Beach park, which will include sports and leisure facilities, activity and relaxation spaces, new toilets and increased biodiversity,

## Approach

Approached at level ground, this imposing white rendered property has a large driveway, a rare commodity in this location, that can accommodate at least two cars, with white wall and hedgerow surrounds. Laid to shingle, with a palm tree and potted plants, there's an electric car charge point, and gated side return for storage with water tap, perfect for canoes and bikes etc. Outside lighting illuminates the house at night and galvanised steel guttering complete the property's sleek appearance.

## Accommodation

The contemporary composite front door brings you into a generous entrance hall with a southerly skylight over head. A full height glass paned door provides a pleasant view through to the rest of the house and garden in turn. With honed slate flooring, this inviting space sets the president for the quality, thought and attention to detail that proceeds throughout, with stairs rising to the first floor and a spacious downstairs cloakroom.

Into the living space, impressive high ceilings, white washed real wood floors and a crisp white décor with stone coloured woodwork flow. The sitting room enjoys tasteful hints of beach house styling, with reclaimed wood shelving and vintage style radiators. A wide bay with acoustic sealed windows overlooks the seafront with split plantation shutters.

From here, the open plan design leads through to the rear reception/dining room which enjoys a dual aspect and French doors opening onto the private rear garden. Minimal, yet warm interior design choices with rustic reclaimed furniture adorn the space.

Original, repurposed French doors with beautiful stained glass inserts lead through to the extended kitchen/breakfast room. A fantastic floor to ceiling glass paned door gives side access to the front of the property, and floods the space with southerly light as do the bank of over head skylights. Contemporary in design, a range of near black base units with Quartz work surface and matching upstand accommodate four sides with tall wall units and a breakfast bar. Sleek with integrated fridge and freezer, there's further space for a range style gas cooker, washing machine and dishwasher, with an industrial undermounted sink. Vintage pendant lighting casts light over the breakfast table with additional spotlighting, alcove shelving and French doors onto the garden.

A turning staircase rises to the generously proportioned first floor landing with the original stained glass window to the side; flooded with natural light with neutral carpeting and doors to all rooms.

Two bedrooms at the front of the property both benefit from acoustic sealed double glazed windows and stunning views of the sea and Hove lagoon. Bedroom two has a large bay window with plantation shutters, and is wonderfully bright with a southerly aspect. There are floor to ceiling built in

wardrobes to the chimney alcoves with a reclaimed wood vanity shelf. Adjacent, Bedroom five is a good size single/home office with built in cupboard.

Bedrooms three and four reside to the rear of the property with equally impressive views over the lush rear garden, neighbouring gardens and south downs in the distant. Both are spacious doubles with a neat neutral décor, and bedroom three also boasts large built-in wardrobes to the alcoves.

Laid to Basalt slate tiles, the family bathroom has a side aspect window and is a very good size, allowing for both a large bath tub and separate double width walk in shower with tiled surrounds and storage nook. There's a contemporary square sink, a low level Eco flush WC and column radiator.

The loft has been expertly and thoughtfully converted to create an envious principal suite; holiday in your own home with stunning views front to rear of the seafront and over Hove towards the Downs. With white painted wood floors, natural light is reflecting around the room with its dual aspect and Cabrio Velux windows. Enjoy the sun rise through to sunset views in this calming generous space. Furthermore, there's a walk-in wardrobe with hanging rails and shelving, an en-suite shower room and ample room for a lounge area.

A reclaimed 1930's doors brings you into the stylish en-suite with marble tiled surrounds and a dual aspect. The shower enclosure cleverly incorporates a secondary window that boasts the luxury of a sea view while you shower! There's a low level eco flush WC, Victorian style towel rail and contemporary floating wash basin.

## Outside & Garage

Accessed via both the kitchen/breakfast room and rear reception, the garden is a quintessential English garden with luscious greenery and a neat lawn. Beautifully kept, there are an array of mature trees, palms, shrubs and creeping vines with accent colourful flowers. Raised decks provide sun terraces and alfresco dining spots with contemporary galvanised brushed steel exterior lighting. To the side return there's a large garden shed with a useful outside water tap.

There's access to the detached garage, which is a fantastic size and has a pitched roof with eaves storage, its own power supply and a newly installed roller door to the front. The hard stand provides an additional parking space on Tandridge Road; a quiet no-through road to the east.

## Additional information

EPC rating: C

Internal measurement: 2,149 Square feet / 199.6 Square metres

Total measurement Incl. Garage: 2,318 Square feet / 215 Square metres

Tenure: Freehold

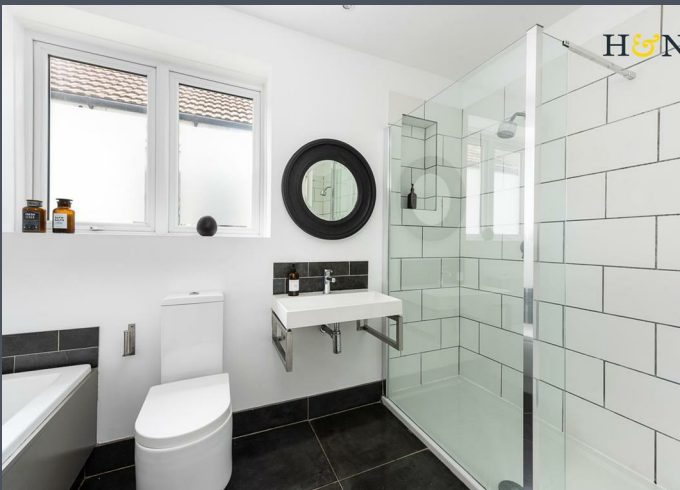
Council tax band: E

Parking zone: W

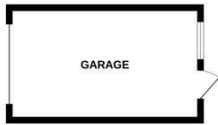
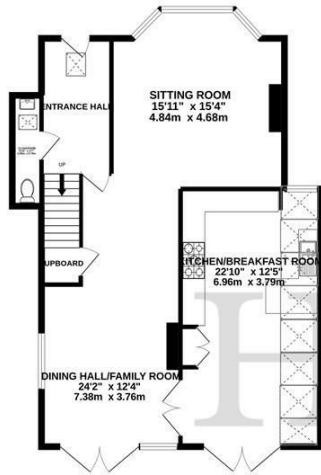




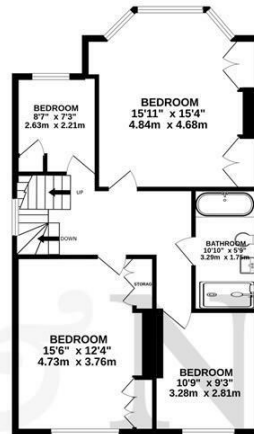




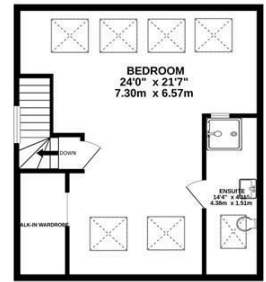
GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



2ND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



INCL. GARAGE

TOTAL FLOOR AREA: 2318 sq.ft. (215.3 sq.m.) approx.

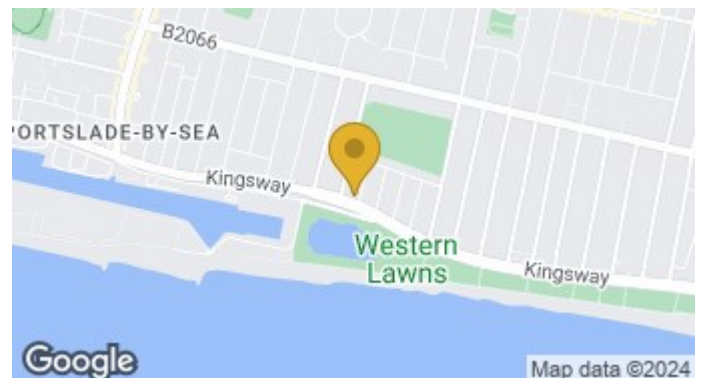
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