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Hove

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# Fairlawns, Hove, BN3 4FZ

£400,000

This delightful apartment is in a prime location on Hove seafront, offering you the opportunity to enjoy the serene sea views and with easy access to Hove and Brighton shops and amenities.

The property has an exceptionally spacious living room diner, perfect for relaxing or entertaining guests. There are two double bedrooms, good size kitchen with fitted fridge freezer and washing machine, shower room and separate W.C. The south-facing balcony provides a lovely spot to soak up the sun and enjoy the picturesque sea views.

With ample storage throughout, you can keep your belongings neatly organized and out of sight. Additionally, the allocated parking for one vehicle ensures that you have a convenient place to park in this popular seaside resort.

Don't miss out on the chance to own this wonderful apartment in Hove. Whether you're looking for a peaceful retreat by the sea or a vibrant place to call home, this property offers the best of both worlds. Contact us today to arrange a viewing and experience the charm of this seaside gem for yourself.

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## Location

Fairlawns is a purpose-built block of apartments situated on Hove seafront and on the corner of Princes Crescent, overlooking Hove Bowling green and enjoying uninterrupted coastal views. Nearby Church Road provides an array of amenities including bars, restaurants and other entertainments, with Hove mainline station being within easy reach, providing direct train links to London for those that need to commute. Regular bus service afford access to Brighton centre and beyond.

Hove Lagoon is within easy reach and the new Hove Beach Park which is currently under construction will have activity and relaxation spaces, with opportunities for both sport and leisure, including new gardens as oasis areas and social events throughout the year.

## Balcony & Parking

A much desired southerly aspect, the balcony is very private and set back from the road with established communal gardens at the front. The sea views are impressive, and there is space for seating and dining.

The property is offered for sale with an allocated parking space which is situated to the rear of the building.

## Additional Information

EPC rating: B

Internal measurement: 820 Square feet / 76.21 Square meters

Tenure: Share of Freehold

Maintenance charges: £1,189.43 every 6 months

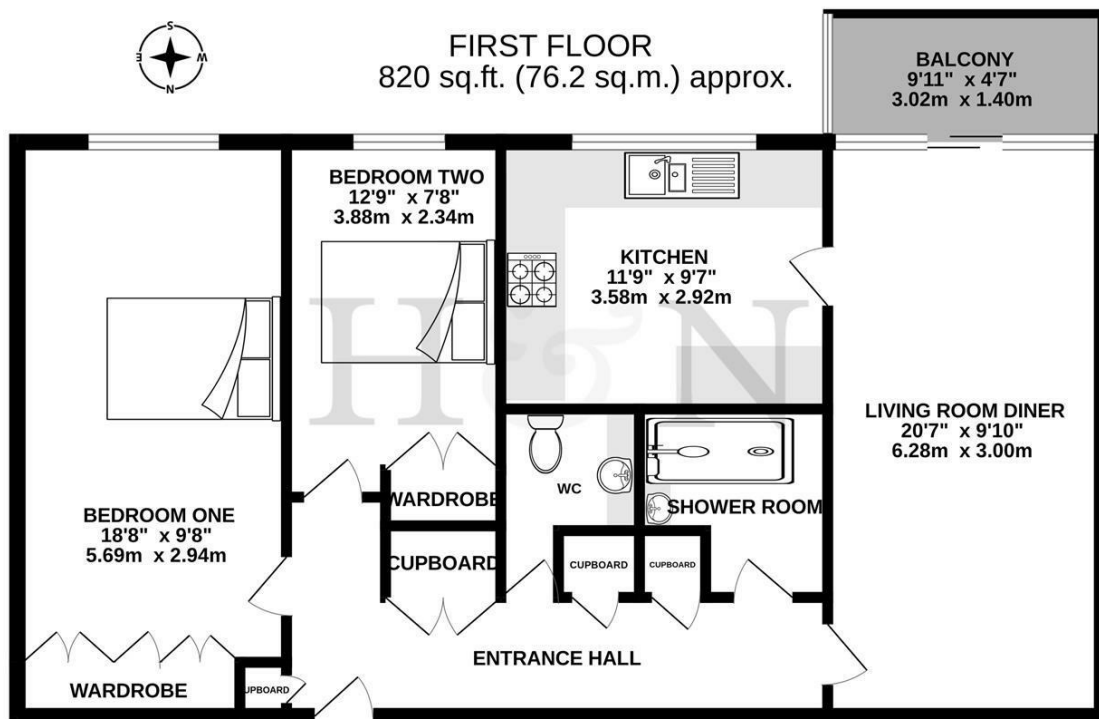
Ground rent: £22.50 every 6 months

Managing Agent: Austin Rees

Council tax band: D

Parking zone: R

Heating: Central heating - Gas boiler to radiators



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk