



Kingsway
Hove

HEALY
& NEWSOM

EST. 1990





Kingsway, Hove, BN3 4ND

£489,950

Situated on the Kingsway, Hove, this delightful retirement apartment for the over 60s, offers a serene seafront lifestyle with stunning direct views of Hove's iconic beach huts and towards the sea. The ground floor apartment boasts a spacious layout, flooded with natural southerly light, creating a warm and inviting atmosphere throughout.

Saxon Court is one of the finest independent living housing developments and is suitable for wheelchair users, the building has lift access, communal garden, laundry room and a guest suite for visitors. Residents are able to use the communal facilities as much or as little as they wish, the property is sold with no ongoing chain.

Upon entering, you will find a well-appointed reception room that serves as the heart of the home and enjoys a double aspect with three windows and window box for dressing and wonderful sea views can also be enjoyed from the property. The apartment features two bedrooms both with built in storage and a crisp neutral décor.

The modern kitchen is equipped with contemporary fittings and integrated appliances, making meal preparation a pleasure, while the wet room offers a stylish and practical bathing experience. The flat itself has alarm pull cords, a reassuring feature in event that assistance is required.

Recently decorated, the apartment showcases new plush carpeting that adds a touch of luxury and comfort to each room. This property is ideal for those seeking a peaceful retirement setting, with the added benefit of being just moments away from the beautiful seafront.

Location

Situated on the main Hove seafront and corner of Saxon Road moments from Wish Park in the much favoured New Church Road area. Being on level ground and opposite Hove Lagoon providing delightful walks along Hove promenade. Local

shopping facilities are available close by in Portland Road and Richardson Road, as are regular bus services affording access to the city centre and beyond.

Additional information

Outgoings as advised by our client

Lease: 990 years from 2024

Service Charge: £831.12 per month. This includes water, housekeeping assistance, window cleaning, buildings insurance and 24 hour onsite manager.

EPC Rating: C

Internal measurement: 57 Square metres / 635 Square feet

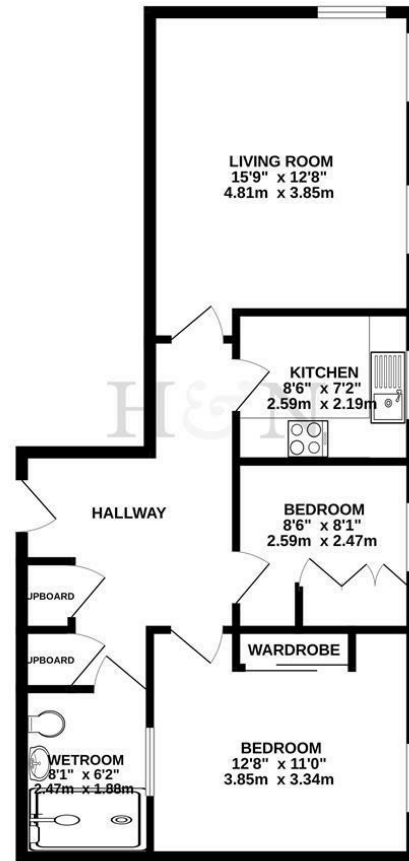
Council Tax Band: C

Parking: Un-allocated, free parking for residents and guests, located to the rear of the building.

Residents Parking Zone W.

Pets: Owners may keep 'domestic animals', pets, providing they are not a nuisance. Owners and visitors may not take pets into the communal areas and all dogs must be kept on a lead.

Further note: There is a double guest room with en-suite shower and bathroom, that owners may book for their guests at a charge; a light breakfast is also provided.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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 misstatement. 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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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 a 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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