



Kingsway

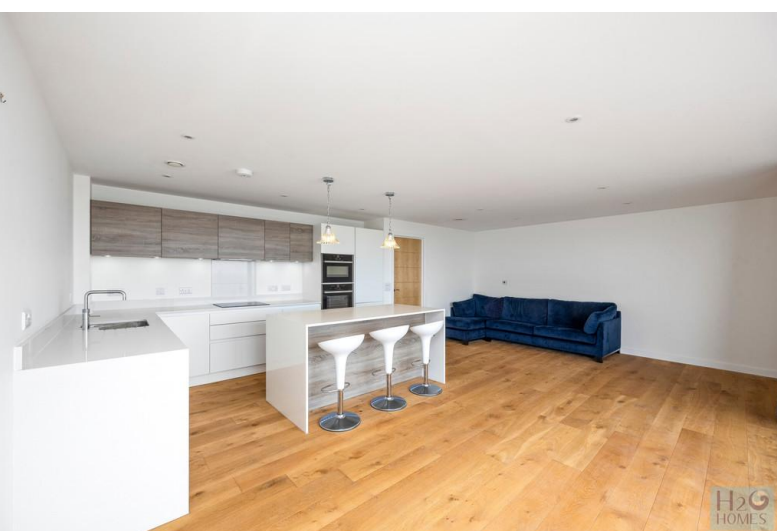
Hove, BN3 4FB

£775,000 Share of Freehold

EPC Rating : B

- South facing 2 bedroom apartment with direct sea views
- Open plan kitchen/living room and spacious balcony
- 2 double bedrooms, en-suite and shower room
- Secure allocated underground parking space

H2O
HOMES



Situated on Hove's sought after seafront, this elegant apartment offers effortless access to an array of independent café's and restaurants and leisure activities, with the renowned Rockwater just steps away. With far reaching views of the i360 and Brighton Pier to the East, Worthing coastline to the West and the beach a stone's throw from the apartment, this is coastal living at its finest! Set within an Art Deco inspired building of only nine apartments, this south-facing home offers a sense of exclusivity that is rarely found. Perfect as a stylish permanent residence or a luxurious holiday retreat, it delivers the ultimate seaside lifestyle. Upon entry, a spacious hallway sets a tone of understated grandeur, complemented by beautiful engineered oak flooring that runs throughout the living space. Two large, built-in storage cupboards offer practical yet discreet organisation. The open plan kitchen, dining, and living room is the showpiece of this home. Floor to ceiling windows flood the space with natural light and frame mesmerizing, everchanging views of the English Channel from tranquil sunrises to golden sunsets. Sliding doors lead onto a generous south-facing balcony, seamlessly blending indoor and outdoor living. An additional exterior storage cupboard provides space for outdoor furnishings. The state of the art kitchen is equipped with integrated Neff appliances, quartz worktops, high-end finishes, and a large island with breakfast bar, perfect for both everyday cooking and entertaining. To the rear, you'll find two well-proportioned bedrooms and two bathrooms. The principal suite boasts a built-in wardrobe and a luxurious en-suite bathroom with both a bath and a separate shower. Additional features

include underfloor heating throughout and the rarity of a secure, allocated basement parking space ensuring convenience to match the style.

ENTRY

Communal entrance with security video entry system. Mail box. Lift and stairs to 3rd floor.

ENTRANCE HALL

Security video entry phone. Storage cupboard with Heatrea Sadia heat recovery/ventilation system and power point. Further storage cupboard housing electrical distribution board and Oventrop interface unit. Smoke alarm. Thermostats for hall and bathroom. Power points. Recessed ceiling lights. Solid wood floor.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

22' 8" x 15' 9" (6.91m x 4.8m)

Kitchen : Range of wall and base units with integrated Neff appliances including stainless steel oven, microwave/combination oven and concealed extractor hood over. Integrated fridge, freezer and dishwasher. Stainless steel 1½ sink with mixer/Quooker hot tap and quartz inset drainer. Under unit lighting. Island unit with breakfast bar. Quartz worktops with matching upstands. Power points. Recessed ceiling lights. Solid wood floor.

Living/dining area : South floor to ceiling windows with outstanding views towards the beach and sea. Sliding balcony doors. Fitted vertical blinds. Thermostat. Power points. Satellite/TV point. Telephone point. Recessed ceiling lights. Solid wood floor.

BALCONY

South facing with direct beach and sea views. Glass balustrade. External power point. Storage cupboard.



MAIN BEDROOM

10' 9" x 11' 9" (3.28m x 3.58m)

North facing window with fitted shutters. Double fitted wardrobe with sliding doors. Thermostat. TV point. Power points. Recessed ceiling lights. Fitted carpet.

EN-SUITE BATHROOM

10' 9" x 6' 6" (3.28m x 1.98m)

Contemporary suite comprising panelled bath with mixer tap and hand held shower attachment. Large double shower cubicle with rain shower head, hand held shower attachment and glazed screen. Hand basin with mixer tap set on floating vanity unit. Mirror and striplight/shaver point. Low-level WC with concealed cistern. Heated chrome towel rail. Recessed ceiling lights. Ceramic tiled floor.

BEDROOM TWO

12' 6" x 9' 9" (3.81m x 2.97m)

North facing window with fitted shutters. Thermostat. Power points. Recessed ceiling lights. Fitted carpet.



SHOWER ROOM

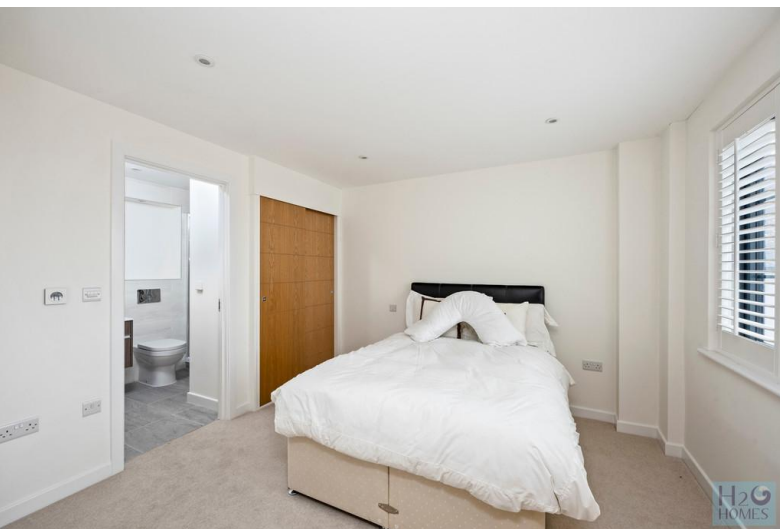
7' 5" x 5' 3" (2.26m x 1.6m)

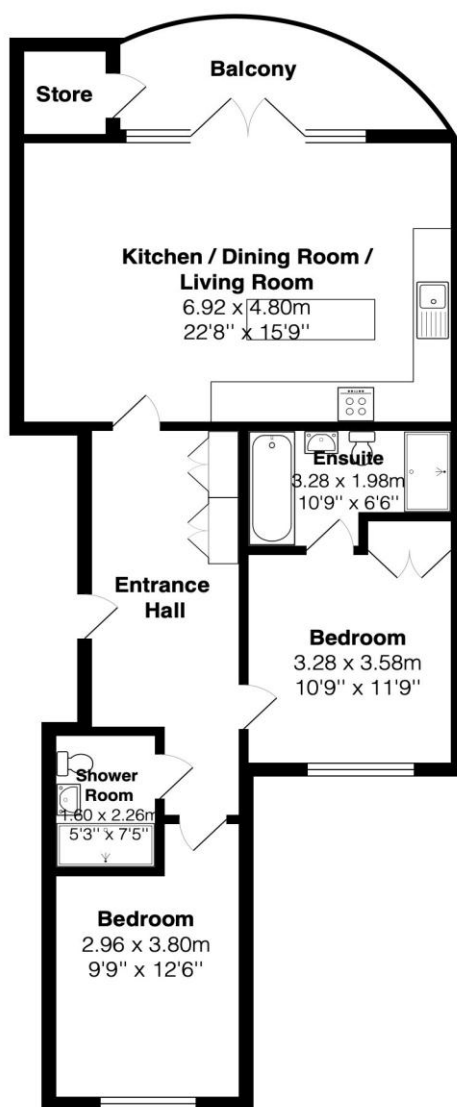
Contemporary suite comprising large double shower cubicle with rain shower head, hand held shower attachment and glazed screen. Hand basin with mixer tap set on floating vanity unit. Mirror and striplight/shaver point. Low-level WC with concealed cistern. Heated chrome towel rail. Recessed ceiling lights. Ceramic tiled floor.



PARKING SPACE

Secure allocated underground parking space.





Second Floor
Area: 86.9 m² ... 935 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

SERVICE CHARGE

£2,609.38 per annum (2025) to include service charge, buildings insurance and reserve fund.

TENURE

Share of freehold – 116 years lease remaining.

COUNCIL TAX BAND

Tax band E

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

34 Waterfront, Brighton Marina Village,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.