



AURUM

**FOSTER**  
& CO.

# 189 Kingsway

Hove, BN3 4GU

**Asking price £950,000**

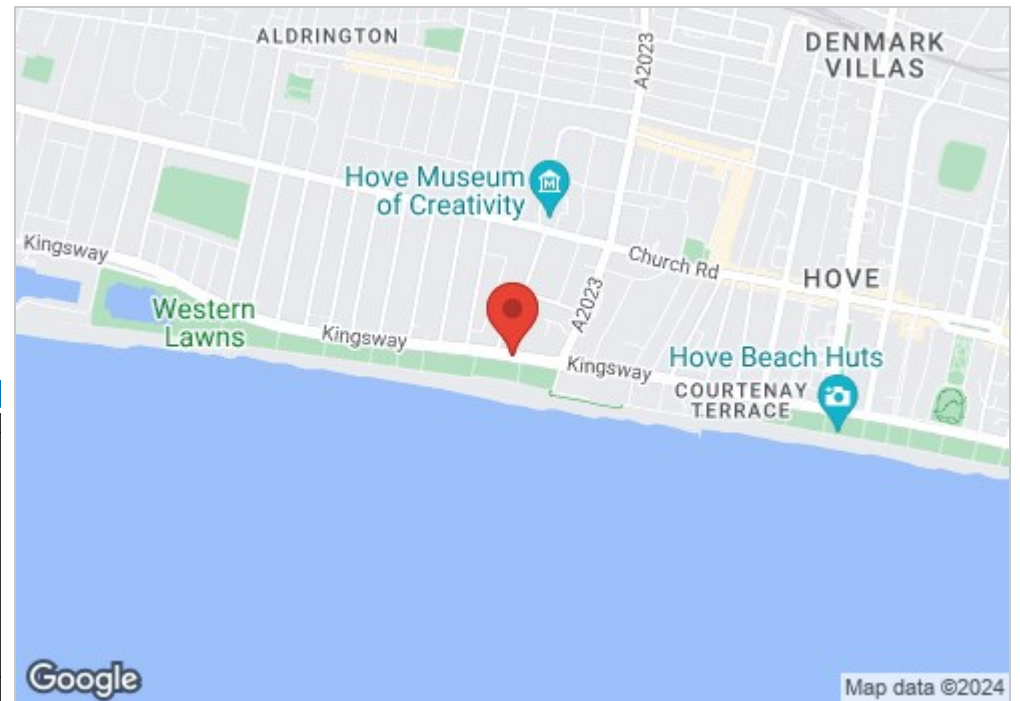
Set within a prestigious development that's been designed with an exemplary attention to detail with outstanding interior design schemes, this two bedroom apartment sits just across the road from the beach and promenade. Situated on the sixth floor, its enviable layout is arranged to maximise the outstanding direct sea views.

A stylish entrance hall instantly offers a fantastic first impression leading the way to an exceptional open plan sitting room/kitchen where an expanse of floor to ceiling windows wrap-around allowing the sea to supply a breath-taking backdrop.

Beautifully presented with a herringbone floor, the plentiful dimensions provide a wonderful place to enjoy the picturesque vistas, while sliding doors open onto a south-facing balcony that perfectly frames the room. Equally impressive, the contemporary kitchen is superbly appointed with a range of appliances, sleek handle-less cabinets and granite countertops that extend to form a breakfast bar. The commendable presentation continues in each of the two superior bedrooms, both of which have first class fitted wardrobes. Whilst one has more of those glorious sea views and separate south-facing balcony, the principal bedroom has further access to the curved balcony and a sumptuous en-suite shower room. A deluxe family bathroom completes the layout.

Aurum is located directly opposite the beach and promenade, a short walk from the hub of Hove's Church Road.

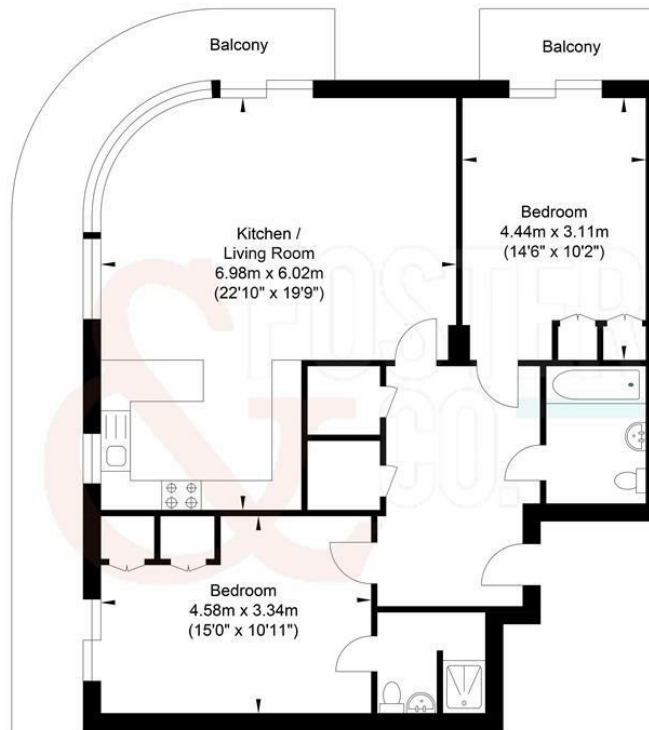
Share of Freehold and No Chain.



- Spectacular sea views
- One underground parking space with electric car charging point
- 2 bedroom 6th floor seafront apartment
- Wrap Around South Facing Balcony
- Luxury Bathrooms
- Under Floor Heating
- Full Height Sliding Doors
- Bespoke Fitted Wardrobes
- New Build Warranty
- Chain Free

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

# Kingsway, Hove



Approximate Floor Area  
933.98 sq ft  
(86.77 sq m)

Approximate Gross Internal Area = 86.77 sq m / 933.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

