





# Kingsway

Hove, BN3 4HE

Asking price £775,000

Argentum sits opposite the green open spaces between Kingsway and the beach that is perfectly placed for residents to enjoy the new landscaped gardens, tennis courts and other new features.

To the West lies Hove Lagoon which offers year-round sailing courses and water sport clubs. To the East, the wide promenade leads the way into central Brighton and has a two-way cycle lane that runs right through to Black Rock and the Marina. The blue flag pebble beaches take you on to the famous pier and beyond. To the South, of course, there are views directly out across the English Channel.

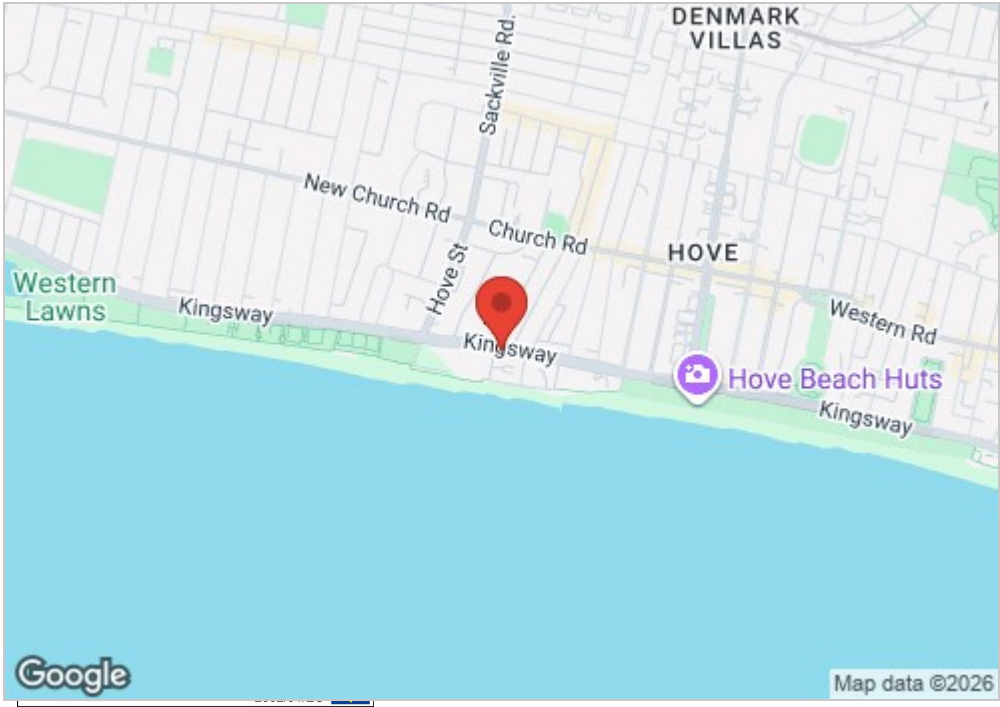
To the east of Argentum, right on the beach, is Rockwater Hove. A wonderful addition to the city's drinking and dining culture, its terrace and open-top roof prove incredibly popular all year round. Babble, part of the exciting new seafront development led by Brighton & Hove Council, is another spot where you can enjoy food and drink from sun-up to sundown. For more relaxed and informal moments, the local area boasts a wealth of independent coffee bars and cafés — from the brilliant baristas at Baked and the locally roasted coffee beans of Small Batch to the Italian ice cream of Marrocco's. For those enjoying sporty activities, a visit to the popular padel courts is a must.

- Tenure - Share of the Freehold
- Ground Rent - £0
- Service Charge - Approximately £3.00- £3.25 per sq.ft per annum
- Council Tax Band – F
- Reservation Fee - £2,500
- Reservation Period – 28 days from receipt of draft contract papers

For further information on the reservation process, please speak with one of our sales consultants

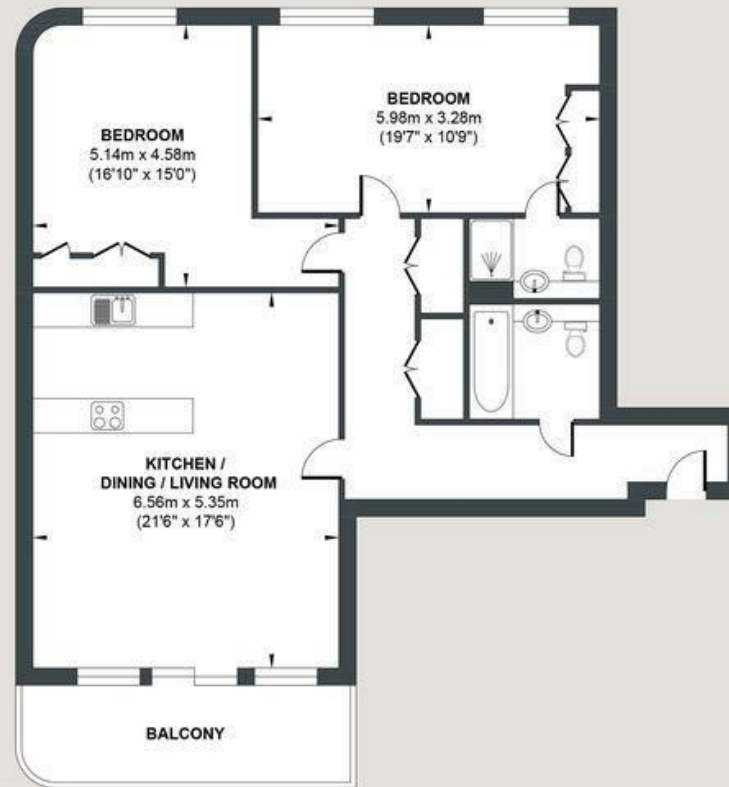
- FIRST FLOOR
  - PARKING
  - SEA VIEW
  - 2 BATHROOMS
  - SHOW HOME
- NEW BUILD WARRANTY
  - BALCONY
  - 2 LARGE DOUBLE BEDROOMS
  - 1079SQ FT
  - OTHER AVAILABLE

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

Approx. Gross Internal Floor Area = 100.27 sq m / 1079.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR

**Approximate Floor Area**  
1079.29 sq ft  
(100.27 sq m)



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All measurements are approximate

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