

# Kings Gardens

## Hove

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COMMERCIAL



# Kings Gardens Hove



2

BEDROOM

2

RECEPTION

1

BATHROOM

## About the property

Guide Price £500,000-£550,000

Positioned within an elegant historic Regency building just off Hove Esplanade, this exceptional two double-bedroom top-floor apartment boasts spectacular views over Hove Lawns and the sea.

The expansive kitchen-diner is a standout feature, offering an induction hob, built-in wine racks, a state-of-the-art 4-in-1 boiler tap, and ample space for a six-seater dining table—all with stunning sea views. The generous reception room enjoys similar breathtaking outlooks and is enhanced by an open fireplace, perfect for cosy evenings.

A spacious central hallway leads to two well-proportioned double bedrooms, both offering elevated views to the west and across the Sussex Downs. The primary bedroom benefits from an en-suite shower room and extensive built-in storage, while the main bathroom, located off the hallway, is beautifully appointed.

Accessed on the third floor, a grand staircase flooded with natural light from a large skylight leads up to the apartment, offering a quiet and private retreat. The building is maintained to an exceptional standard, retaining a wealth of original features, and includes a characterful elevator for convenient top-floor access.

The apartment's elevated position maximizes natural light, with east and west-facing aspects ensuring sunlight throughout the morning and afternoon.

Situated on Fourth Avenue, one of Hove's most prestigious tree-lined addresses, this home is just steps from the seafront while also being moments from Hove Church Street, known for its vibrant cafés, delis, restaurants, and everyday conveniences. Hove train station is a short walk away, making commuting effortless.

A rare opportunity to acquire a standout property in an unrivaled location.









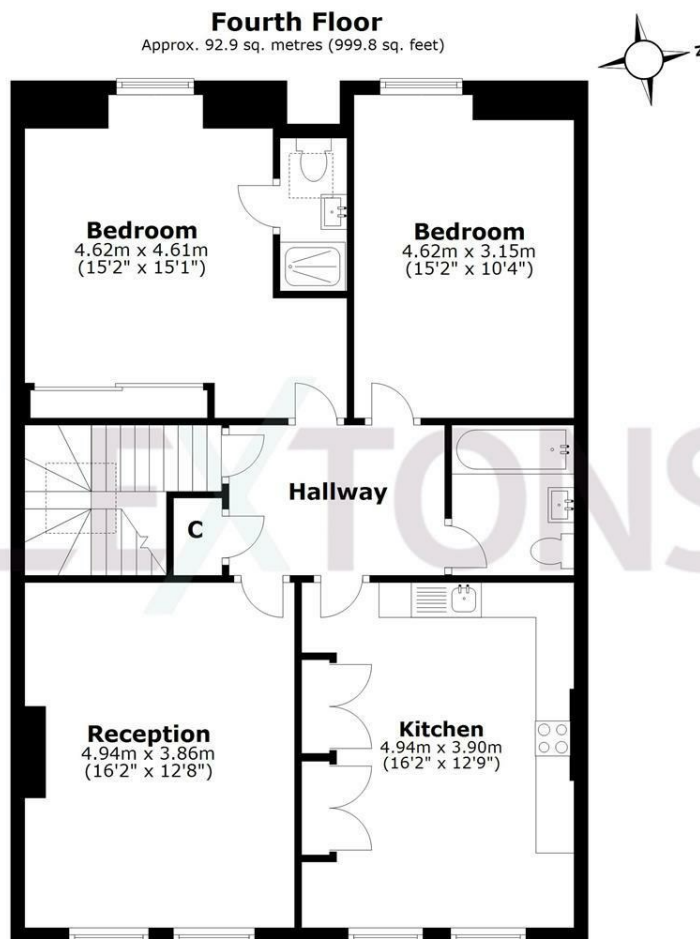








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 92.9 sq. metres (999.8 sq. feet)

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            | 62      | 63                         |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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