

Kings Gardens

Hove

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COMMERCIAL



Kings Gardens Hove



4

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

Situated within an historic period building on the coast road directly across from Hove Lawns and the promenade, this is a simply stunning penthouse apartment with breathtaking sea views and a prized roof terrace. With the beach only moments from your door, every day feels like a holiday.

A spacious south-facing living room and first-class kitchen combine to create a stunning open-plan space bathed in natural light, looking directly out to sea.

Neutral tones and soft carpeting throughout lend warmth to the generous dimensions of this beautiful home, while the sleek countertops and cabinets of the kitchen sit beneath a vaulted glazed ceiling.

Supplying a wealth of storage without compromising the clean-lined design, the cabinetry discreetly incorporates a bespoke drinks cabinet and integrated appliances, while the wrap-around countertops extend to form a breakfast bar that delineates the space with effortless style.

This luxury high-end apartment continues to impress. The principal bedroom enjoys a deluxe en suite and direct sea views, while two of the three additional double bedrooms open onto the enviable private roof terrace with further sea views. With four spacious double bedrooms in total, you're spoilt for choice.

Behind the grace and grandeur of King's Gardens iconic facade, this exemplary seafront apartment offers a master class in interior design and demonstrates a wonderful understanding of light and space. It is perfectly placed for days on the beach and all the independent shops, bars and cafes of Hove's Church Road.

Additionally, recently granted permissions to reinstate the historic railings on the very top of the roof would offer a further 45m² of roof terrace space with spectacular sea views.







What the owner says

"When we first walked into the apartment we just said "Wow!". The sea views were incredible!

We have absolutely loved living in this beautiful home for the last 28 years. The outstanding sea views are so inspiring and uplifting, whether watching the sun glisten over the waves by day or the ever-changing moon sparkling on the water at night.

It's been truly amazing living directly on the seafront, less than a minute to the beach and the promenade. It's been a real treat having the beach on our doorstep. Our large private roof terrace is an oasis, great for relaxing and entertaining. It's a real sun trap!

With access from within the flat to the roof top giving incredible 360 degree panoramic views of the Sussex coast in all directions, we have spent many a sunny day sunbathing up there in total seclusion. The apartment has truly stunning direct sea views as well as great scenic views over the South Downs and beyond.

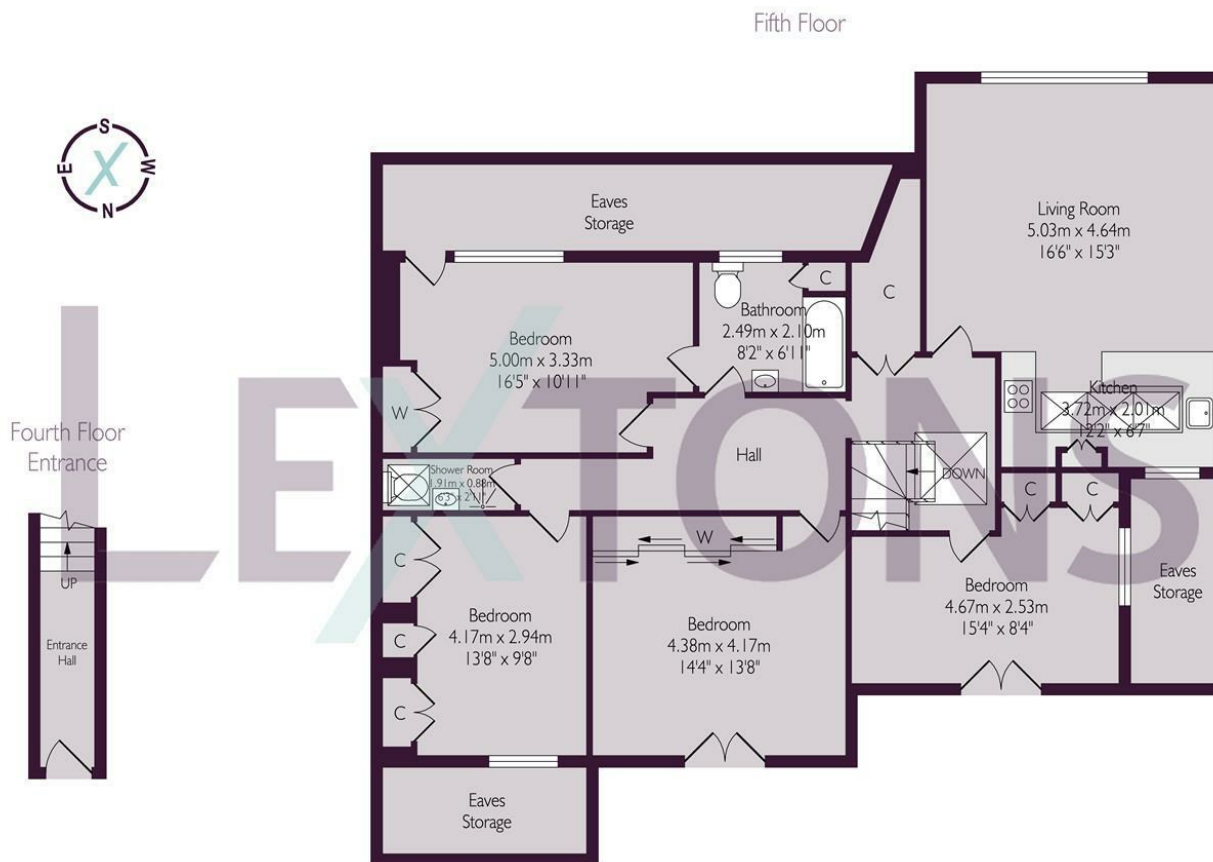
It's been a wonderfully sociable home filled with happiness and beautiful memories, entertaining friends and family. We're looking forward to handing over to a new owner to love it as much as we have."



SCAN HERE TO OFFER ON THIS PROPERTY







Approximate gross internal floor area 136.7 sq m/ 1471.5 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	