



Kings House, Queens Gardens, BN3

Guide Price £600,000-£650,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Kings House, Queens Gardens, BN3

2 Bedrooms | 2 Bathrooms | 1041 sq ft | Hove seafront

Step into this remarkable two-bedroom apartment, accessible via a private entrance on Grand Avenue, situated within one of the city's most prestigious converted buildings. The moment you enter, the sumptuous communal hallways set the stage for a lavish lifestyle.

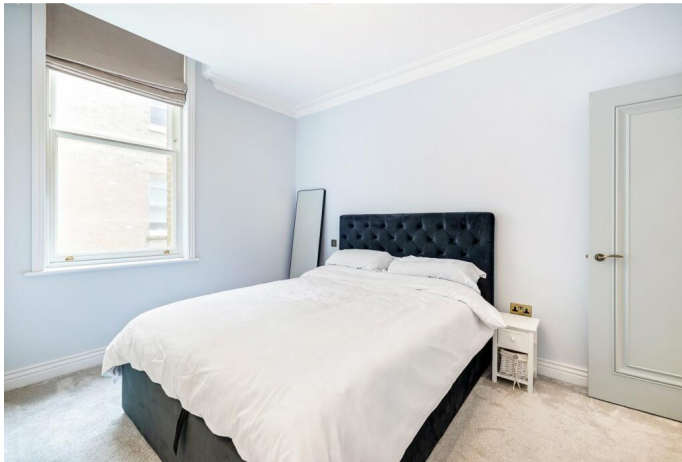
This property has been meticulously finished to an exceptional standard, showcasing refinement and tasteful design. Both double bedrooms offer a peaceful retreat, with the main bedroom featuring a generously sized en-suite bathroom. The elegant main living area is adorned with stunning parquet flooring and sophisticated color palettes. This space is thoughtfully divided, with a designated dining area that flows seamlessly into the impressive open-plan kitchen. The kitchen is a culinary dream, equipped with ample worktops, abundant cupboard space, and high-end integrated appliances. Additionally, there's a modern bathroom designed with a contemporary flair.

Completed in 2021, both the apartment and the building are in pristine condition, establishing Kings House as one of Hove's premier addresses. A standout feature is the designated underground parking space, adding an extra layer of exclusivity to this exceptional property.

Residents of Kings House benefit from access to a magnificent communal lounge, fully equipped for remote work, along with the services of a dedicated concierge and a parcel locker system for seamless deliveries.

Staggered along the beach are numerous cafes and places to sit and enjoy the sea views and city backdrop. Within half a mile (0.8 km) of the property there is a plethora of coffee shops, supermarkets, restaurants and boutiques. The popular shopping districts of The Lanes and North Laine are within 1.8 miles of the property.





OWNER'S THOUGHTS

"This apartment has truly been a sanctuary for us. The communal spaces are wonderful for both relaxation and work, and the location is unbeatable—everything you need is just steps away!"

Don't miss your chance to make Kings House your home a residence that embodies modern luxury and sophistication."

Good to Know:

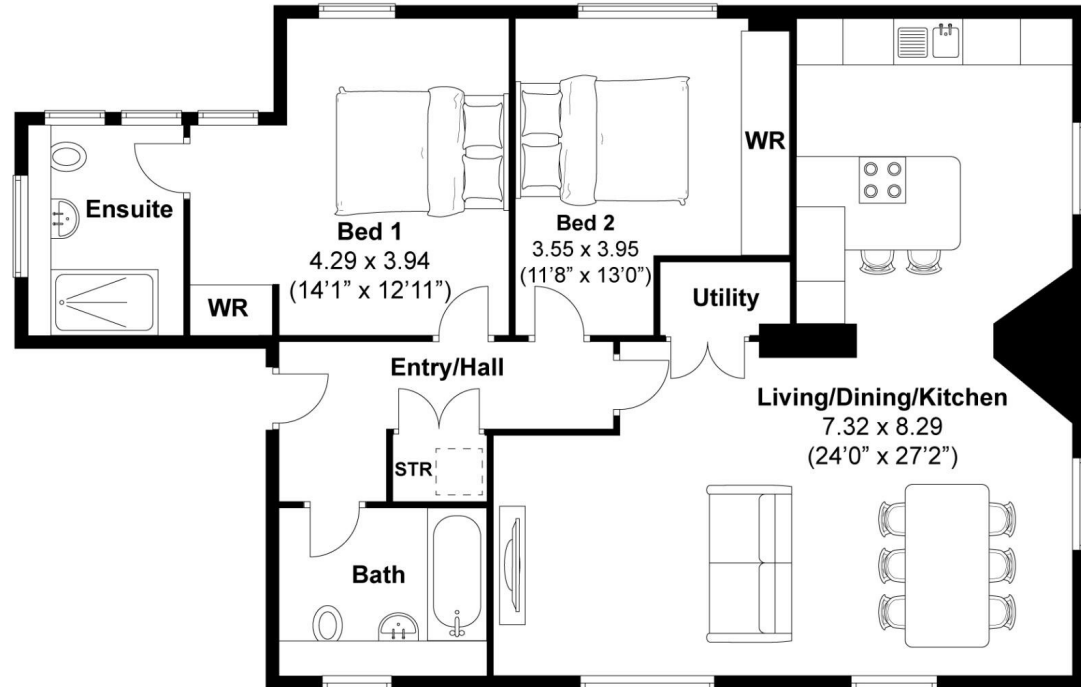
Hove mainline station is just a mile away, perfect for those commuting to London.

The vibrant Hove seafront and a variety of cafes, bars, and restaurants on Church Road are within walking distance.

Brighton and Hove is a thriving seaside city, with a rich tapestry of interesting architecture and superb educational and lifestyle opportunities. It is a vibrant centre for culture, creativity, education, the arts and entertainment. There is an excellent range of highly regarded state and independent schools in the area, including; Cardinal Newman, St Christopher's prep school, Brighton College, Kings Brighton and Brighton and Hove High School (GDST) and Roedean. The University of Brighton and University of Sussex provide excellent further education opportunities.

Kings House, Brighton

Approximately 96.8 sqm (1041.6 sqft)



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.