



Kings House, Queens Gardens, BN3
Guide Price £700,000-£750,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Kings House, Queens Gardens, BN3

2 Bedrooms | 2 Bathrooms | 844 sq ft | Hove seafront

Nestled within the prestigious and historically significant Grade II Listed Kings House, this exceptional two-bedroom, two-bathroom apartment presents a rare opportunity to buy a truly luxurious and conveniently located home in the heart of Hove. Boasting a prime position, this residence combines period elegance with contemporary comfort, making it an ideal choice for discerning individuals seeking an elevated lifestyle.

Upon entering, you are greeted by a meticulously designed interior that seamlessly blends modern aesthetics with the building's inherent charm. The spacious reception room serves as the heart of the home, offering an inviting space for relaxation and entertaining. Large windows allow natural light to flood the room, creating a bright and airy atmosphere.

One of the standout features of this remarkable apartment is its private and generously sized patio. This secluded outdoor oasis provides the perfect setting for al fresco dining, morning coffee, or simply unwinding after a long day, offering a tranquil escape from the bustling city life. It's a rare find in apartment living and significantly enhances the property's appeal, providing valuable outdoor space for personal enjoyment.

The apartment comprises two well-proportioned bedrooms, each designed with comfort and privacy in mind. The master bedroom benefits from an en-suite bathroom, offering a private sanctuary for residents. A second stylish bathroom serves the additional bedroom and guests, both finished to a high standard with modern fixtures and fittings.

This beautifully presented apartment is located within a modern development that was completely renovated just three years ago and benefits from a Buildzone Warranty valid until 2032.

Residents enjoy the convenience of an onsite underground car park with covered access directly to the flat, ensuring comfort and security in all weather conditions. The building also offers the added benefit of an onsite Concierge, providing assistance and peace of mind for residents.

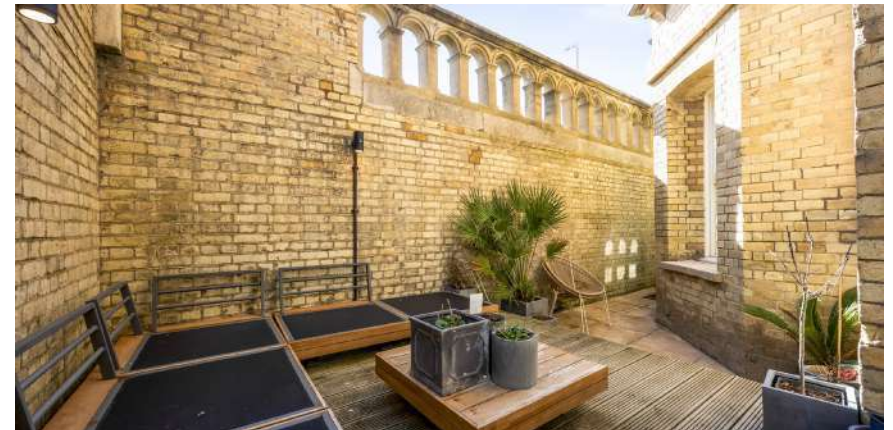




Residents of Kings House benefit from access to an exclusive residents' lounge, a communal space perfect for socialising, working, or simply relaxing outside of the private apartment. This amenity fosters a sense of community and adds another layer of luxury to the living experience.

Kings House itself is an iconic Grade II Listed building, renowned for its architectural grandeur and historical significance. Living here means becoming part of Hove's rich heritage, with the building's impressive facade and well-maintained communal areas reflecting its esteemed status. The location offers unparalleled access to Hove's vibrant amenities, including independent shops, acclaimed restaurants, cafes, and the beautiful seafront, all within easy reach. Excellent transport links provide convenient connections to Brighton city centre and beyond.

This exceptional apartment offers a unique blend of historical charm, modern luxury, and unparalleled convenience. With its private patio, off-street parking, glamorous interior, and access to premium resident facilities, it represents an outstanding opportunity for those seeking a sophisticated and comfortable home to buy in one of Hove's most sought-after addresses.



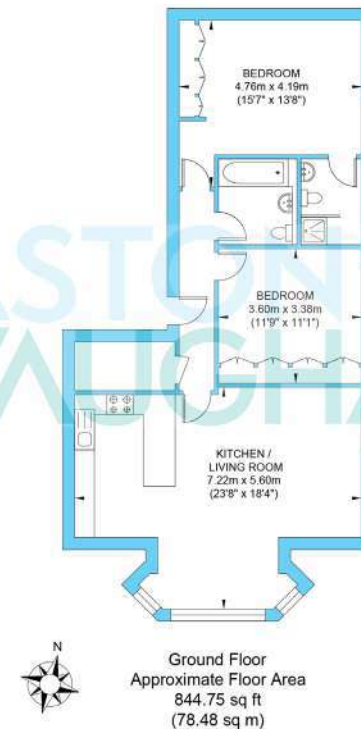
OWNER'S THOUGHTS

"Living in Kings House has been an absolute joy. We've cherished the tranquility of our private patio, a true hidden gem, and the convenience of having our own parking space in such a bustling area. The sense of history combined with modern comforts has made this a truly special home."

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.

Queen Gardens, Kings House



Approximate Gross Internal Area = 78.48 sq m / 844.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.