



## Kingsway, Hove



Guide Price  
£425,000  
Leasehold

- THREE BEDROOM,  
PURPOSE BUILT FLAT
- NO ONWARD CHAIN
- SEPARATE KITCHEN
- DIRECT SEA VIEWS
- SOUTH FACING  
BALCONY
- HIGHLY SOUGHT AFTER  
SEAFRONT LOCATION

\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

Robert Luff & Co are delighted to bring to market this three bedroom apartment located on Hove Seafront. Situated in this prime residential position on the main Hove seafront occupying a prominent position, stands Langdale Court. Regular bus services on the Kingsway and nearby New Church Road provide access into the city centre and main line railway stations affording direct access to London. Excellent local shopping facilities are available in Richardson Road close by, as is Rockwater trendy bar & restaurant, with a plethora of beachfront establishments along the seafront. The leisure facilities of Wish Park and Hove Lagoon are also in close proximity.

Accommodation offers; Dual aspect lounge, separate kitchen, two bedrooms & optional third bedroom/office and a family bathroom. Other benefits include; no onward chain, South facing private balcony and built in storage throughout.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Lounge/Diner 16'9" x 11'11" (5.11 x 3.64)

Kitchen 8'10" x 10'3 (2.69m x 3.12m)

Bathroom

Bedroom One 14'10" x 8'10 (4.52m x 2.69m)

Bedroom Two 9'8 x 15'8" (2.95m x 4.78m)

Office/Bedroom 8 x 5'8 (2.44m x 1.73m)

South Facing Balcony

### AGENT NOTES

Leasehold - 96 Years Remaining

SC: £1875 per 6 months

Council Tax Band: C

EPC: D

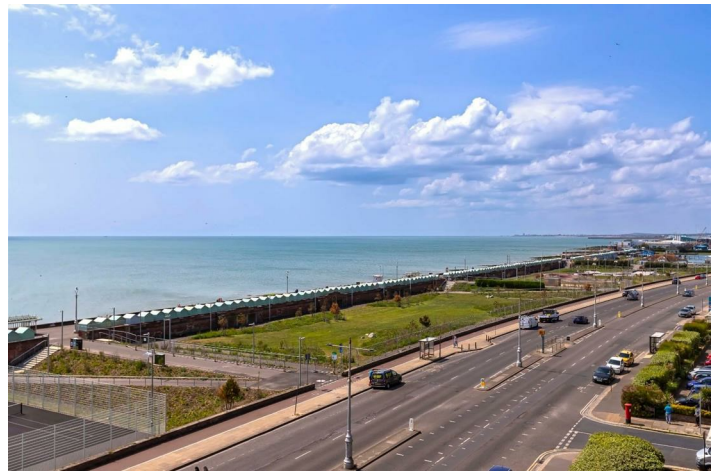
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Total area: approx. 72.5 sq. metres (780.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.