



Kingsway, Hove



Asking Price
£300,000
Leasehold

- ONE BEDROOM GROUND FLOOR FLAT
- MEZZANINE AREA
- PRIVATE TERRACE LEADING TO COMMUNAL GARDEN
- RECENTLY RENOVATED THROUGHOUT
- SEA VIEWS

Robert Luff & Co are delighted to present this exceptional one-bedroom apartment set within a stunning, period building dating back to the 1860s. Rich in character and architectural presence, this iconic residence boasts double-height ceilings, creating a truly spacious and airy feel throughout.

The apartment itself has been beautifully updated, featuring a sleek, modern fitted kitchen complete with integrated appliances, a contemporary bathroom with ample built-in storage, and a versatile mezzanine level—ideal for use as a guest sleeping area, home office, or cosy relaxation zone.

Adding to its appeal, the property benefits from a small private outdoor space, perfect for morning coffee or evening drinks, with direct access to a larger communal garden area—ideal for socialising or unwinding.

Located directly on Hove's prestigious Kingsway, the apartment enjoys uninterrupted access to the recently revitalised Hove seafront, now home to an array of vibrant amenities including

**Robert
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Accommodation

Agents Notes

Tenure: Leasehold 113 Years Remaining

Service Charge: £1500 Per Annum

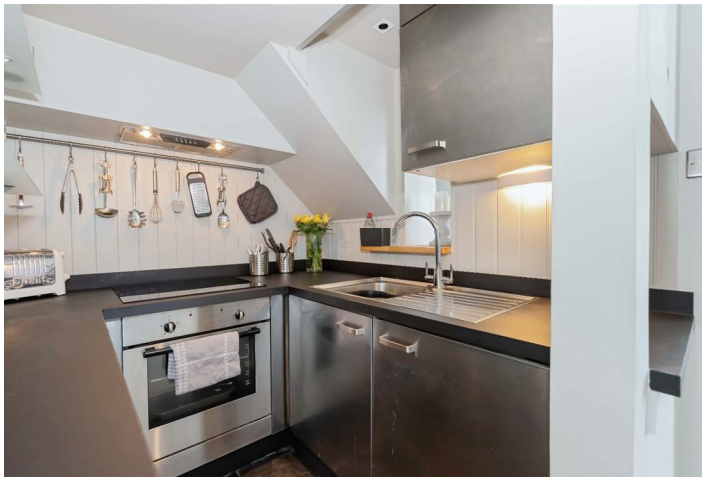
EPC Rating: TBC

Council Tax Band: A

28 Blatchington Road, Hove, East Sussex, BN3 3YN

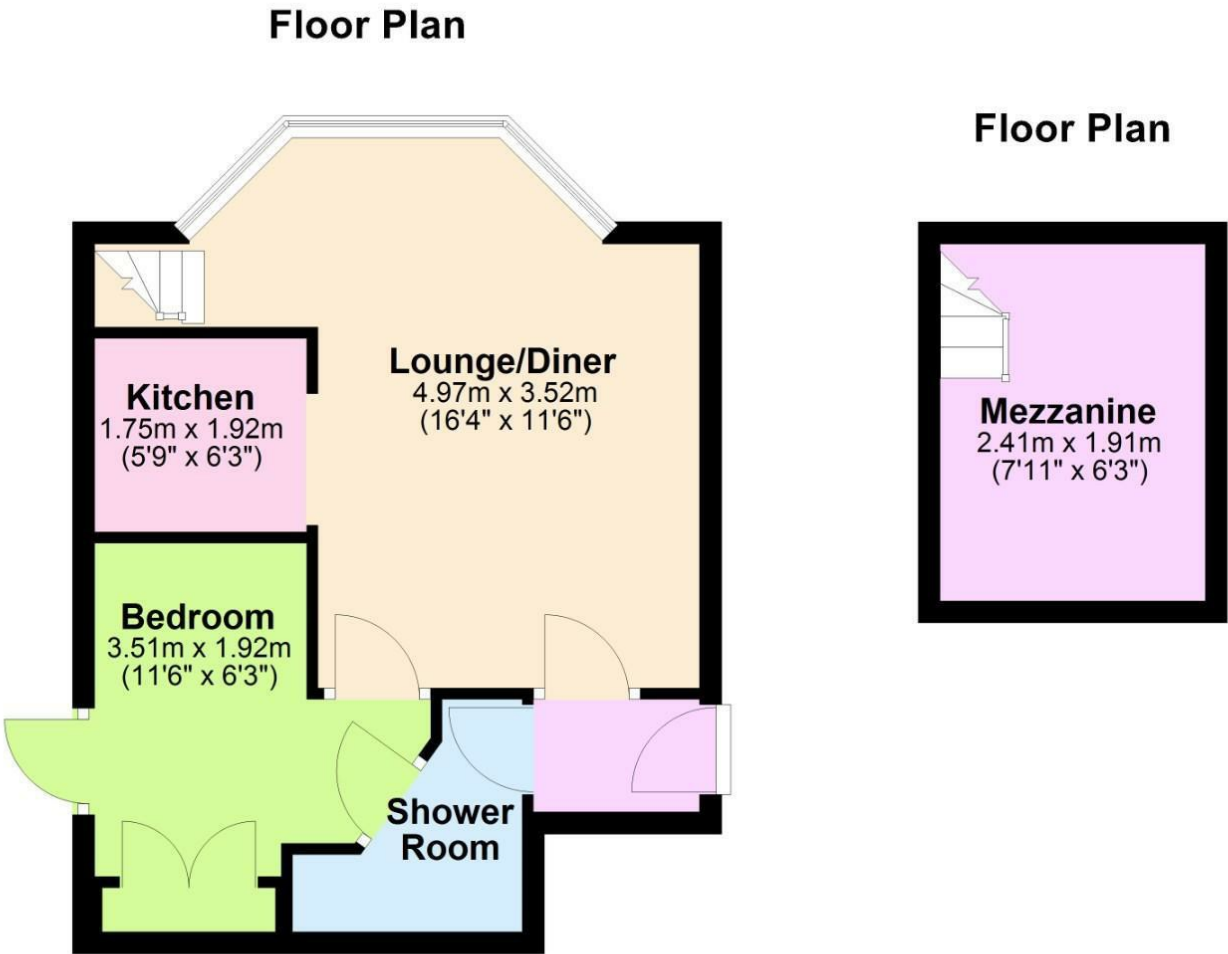
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Total area: approx. 41.0 sq. metres (441.3 sq. feet)

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

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

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.