

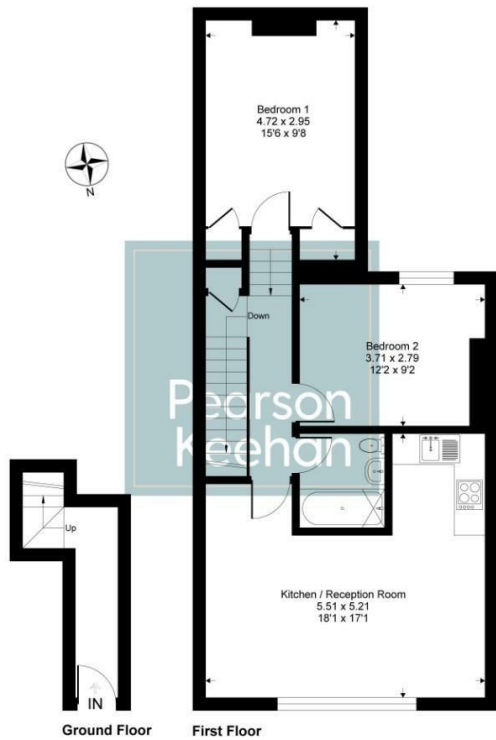


Victoria Terrace, Hove, BN3 2WB

Asking price £299,950 - Leasehold

Pearson  
Keehan

**Victoria Terrace, BN3**  
Approximate Gross Internal Area = 65 sq m / 698 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the measurement of rooms, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current                 | Desired  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| 105-120 kWh/m <sup>2</sup> A                |                         |  | 102-104 g/m <sup>2</sup> A                                      |
| 81-104 kWh/m <sup>2</sup> B                 |                         |  | 105-111 g/m <sup>2</sup> B                                      |
| 66-80 kWh/m <sup>2</sup> C                  |                         |  | 108-80 g/m <sup>2</sup> C                                       |
| 55-65 kWh/m <sup>2</sup> D                  |                         |  | 115-84 g/m <sup>2</sup> D                                       |
| 48-54 kWh/m <sup>2</sup> E                  |                         |  | 120-84 g/m <sup>2</sup> E                                       |
| 41-47 kWh/m <sup>2</sup> F                  |                         |  | 121-120 g/m <sup>2</sup> F                                      |
| 31-39 kWh/m <sup>2</sup> G                  |                         |  | 121-120 g/m <sup>2</sup> G                                      |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC                        | EU Directive 2002/91/EC   |



A beautifully presented, first floor, two-bedroom apartment, situated on Hove's Kingsway and just moments from Hove seafront and promenade. This elegant and well-appointed residence epitomises coastal living.

Upon entry, you will find a stylish spacious kitchen/living area that is bathed in natural light from large windows, with the kitchen boasting a range of modern appliances. Stepping through, you will discover two generously sized double bedrooms, and a contemporary bathroom.

Perfectly situated, this property provides effortless access to a plethora of nearby amenities, bustling bars, restaurants, and cosy coffee shops lining both Kingsway and Church Road. Whether you're drawn to immerse yourself into the vibrant local scene or indulge in the serenity of coastal life, this home offers the perfect opportunity.

The property is being sold with a new 125 year lease and no onward chain.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan Ltd. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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