

Kingsway, Hove, BN3 4GL

Offers in excess of £475,000 - Leasehold - Share of Freehold

Pearson
Keehan

Kingsway, BN3

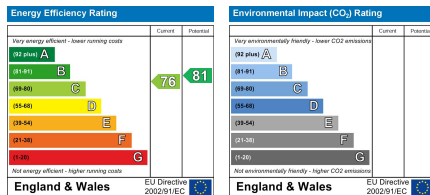
Approximate Gross Internal Area = 82 sq m / 877 sq ft
 Approximate Outbuilding Internal Area = 10 sq m / 108 sq ft
 Approximate Total Internal Area = 92 sq m / 985 sq ft



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 doors, 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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Council Tax:

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.



Situated in a prime location on Hove seafront, we are delighted to introduce to the market this incredibly spacious & rare two bedroom, two bathroom apartment that enjoys its own street entrance, front & back gardens and is presented in immaculate decorative order.

Set within a grand period building, the property's well-appointed layout flows effortlessly & offers a warm homely interior. With over 870 sq ft of living space, the property briefly comprises of two double bedrooms to the rear with the large principle bedroom enjoying bespoke walk-in wardrobe and jack & jill entry to the bathroom and bedroom two boasting en suite shower facilities. Centrally located is a stylish family bathroom and at the front is a smart separate kitchen and a very generously sized open plan living/dining room which showers in abundance of natural light & offers a wonderful space to relax & unwind after a stroll along the seafront. The living room also offers a dedicated working from home/study space too.

Outside, the split-level front patio offers enough room for table & chairs also boasts an outdoor heater, perfect for the sundowners. There is a further outside space to the rear which is laid with artificial lawn and again, offers a space for outside dining.

In terms of location, the property is situated directly opposite Hove seafront and just over the road from the trendy and highly popular Rockwater Bar & Kitchen, where you can enjoy a morning coffee, lunch and dinner coupled with an evening drink. The vibrant Church Road is also within an easy reach providing a further host of amenities.

The property is being sold with no onward chain & benefits from having a share in the freehold. The property has been successfully operating as a holiday let investment but would also suit a number of buyers looking for lovely lifestyle by the sea. The building has recently undergone refurbishment with the front elevation being completely redecorated.

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