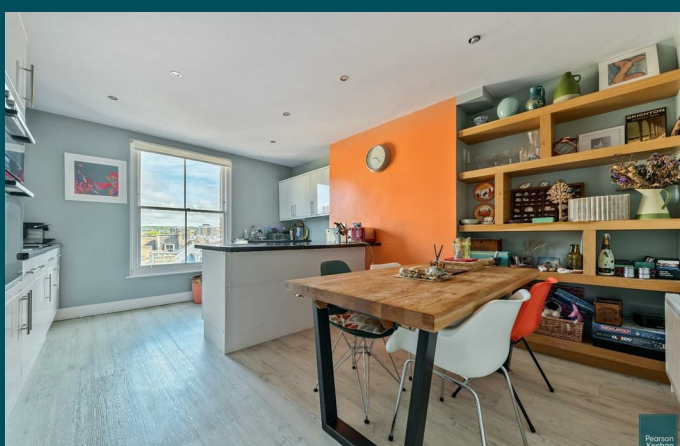
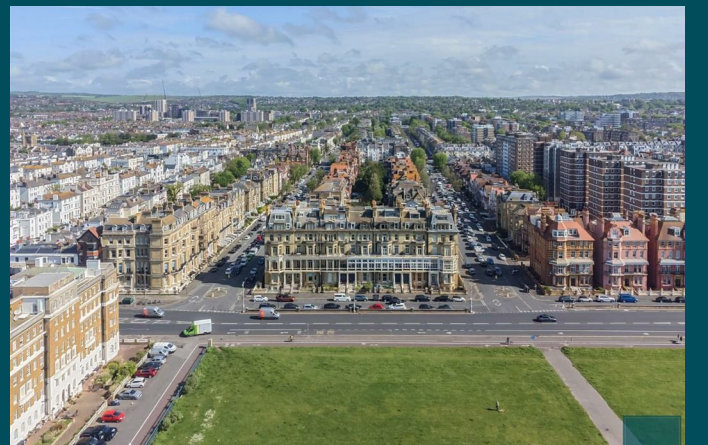




Flat 8 11 Kings Gardens  
Hove, BN3 2PF

Pearson  
Keehan



# Flat 8 11 Kings Gardens

Hove, BN3 2PF

**Guide price £1,000,000 - £1,100,000**

Guide Price £1,000,000-£1,100,000

This beautifully presented, three-bedroom, top-floor duplex apartment is located within a grade II listed Victorian mansion. Situated in Kings Gardens with stunning uninterrupted sea views and overlooking Hove Lawns/promenade.

Located at one of Hove's most iconic addresses, directly opposite the Hove seafront, this fantastic position places you just moments away from a variety of shopping facilities, coffee shops, bars, and restaurants on Church Road. Hove station is also found nearby, as well as being within easy access to Brighton city centre.

Measuring just under 2,000 square feet, the apartment features spacious and well-appointed rooms spread across the top two floors of the building.

Upon entering, a grand entrance hall leads to the living area, which features large south-facing windows that flood the space with natural light. The living area also provides access to the south facing balcony with breath taking far-reaching sea views and space for bistro table and chairs. At the rear, a large modern kitchen and dining room can be found with roof top views over Hove. The kitchen, fitted with glossy white cabinets, provides a sleek and contemporary feel.

Ascending to the second floor, you will find access to three generously sized double bedrooms and three bathrooms, two of which are en-suites. The principal bedroom suite is located at the front of the property, enjoying stunning, far-reaching sea views and fitted wardrobes.

This remarkable apartment is a must-see, boasting a share in the freehold and the added advantage of no onward chain.

EPC Rating: D

Council Tax: C (£1980.36)

Share of Freehold- 976 Years Remaining on Lease

Service charge- £4,052.95

GR- £1,086 (inc reserve)

