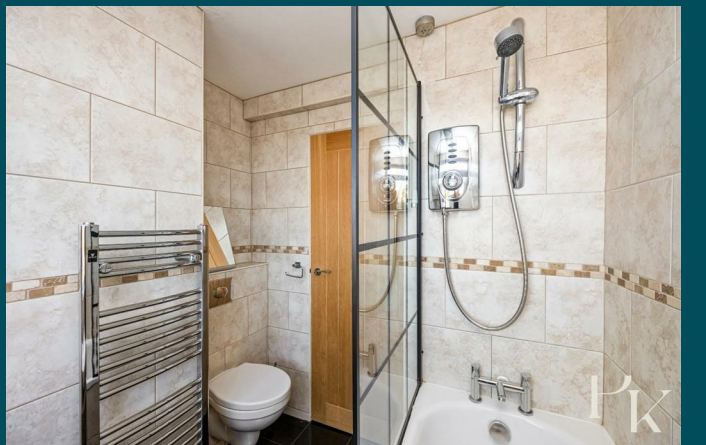




48 Berriedale House 251-255 Kingsway
Hove, BN3 4HD



48 Berriedale House 251-255 Kingsway

Hove, BN3 4HD

Offers over £290,000

Situated on the prestigious Kingsway in Hove, this exceptional one-bedroom, top-floor apartment enjoys breath-taking sea views and stylish, contemporary interiors throughout.

Upon entering the property, you are welcomed into a bright and immaculate entrance hall offering useful built-in storage. The open-plan living area forms the heart of the home, providing an inviting and versatile space ideal for both relaxing and entertaining. Designed to maximise natural light and space, large windows frame sea views and far-reaching downland vistas, allowing you to fully appreciate the beauty of the coastline.

The modern fitted kitchen features a range of high-quality units complemented by a tiled splashback and integrated appliances, including an eye-level oven, ceramic induction hob, washer/dryer, dishwasher, and the added luxury of a Quooker instant hot water tap.

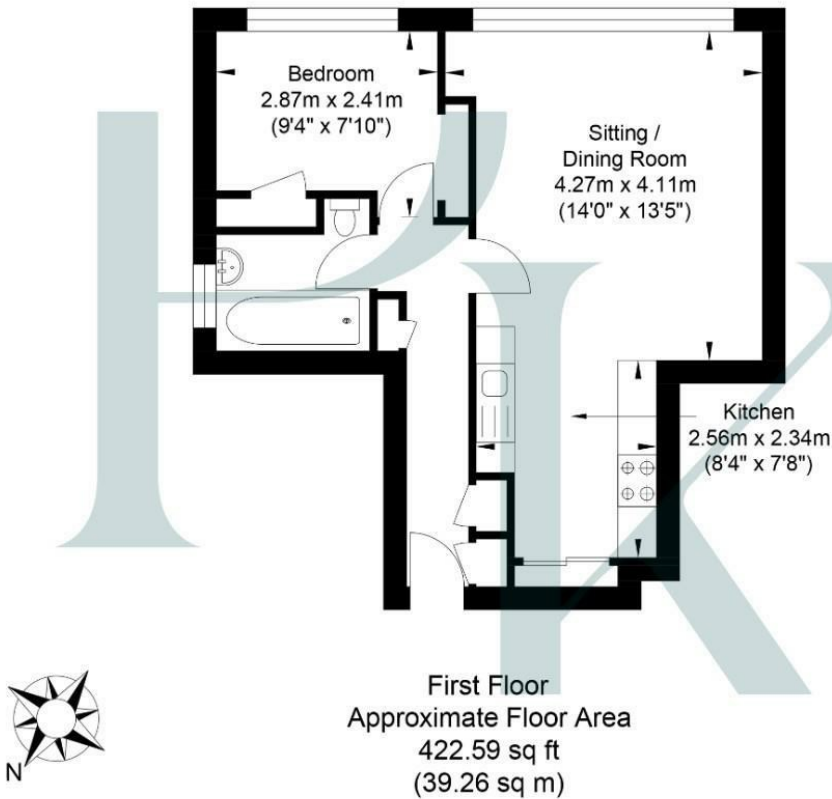
The generously sized double bedroom benefits from a full-height double wardrobe. A contemporary bathroom completes the accommodation, finished with stylish tiling and a modern overhead shower.

The well-maintained building further benefits from an on-site caretaker, ensuring the communal areas are kept to an excellent standard at all times.

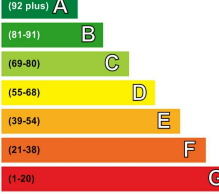

Perfectly positioned on the ever-popular Kingsway in Hove, this property benefits from it's close proximity to Hove seafront and beach, ideal for morning swims, leisurely coastal walks, and enjoying the seaside lifestyle. The nearby new development offers a wealth of leisure options, including the popular Rockwater Bar & Kitchen and Babble, providing excellent dining and socialising opportunities. Hove Station is conveniently accessible, offering excellent transport links, while a wide range of local amenities, including supermarkets, cafés, bars, and independent shops, are all within easy reach.



Berriedale House



Approximate Gross Internal Area = 39.26 sq m / 422.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating | | Current | Potential |
|------------------------------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | |
|  | | | 71 |
| Not energy efficient - higher running costs | | 42 | |
| 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 | | |

Pearson
Keehan