

Flat 3 Kingsway  
Hove  
BN3 4FT



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RESIDENTIAL  
SALES & LETTINGS



## Flat 3 Kingsway

### £380,000 Leasehold - Share of Freehold

A chance to acquire this spacious versatile two bedroom property, which is located opposite West Lawns and the seafront, on the coast road in West Hove.

The property is being sold with a share of freehold, with the benefit of its own South facing balcony and allocated parking space.

Accommodation comprising of a dual aspect lounge and dining room with doors leading to the South Facing Balcony. Fitted kitchen, modern bathroom and separate W.C, with two good sized bedrooms with access to the balcony from bedroom one, plus a study/office additional room.

The property would suit a first time buyer or a buyer who is looking to downsize.

Call us now on 01273 735237 to arrange a viewing.

#### Communal Front Door

#### Front Door

Hallway with entry phone system and three storage cupboards

#### W.C

Low level flush, W.C and hand basin

#### Bedroom 1

Double glazed doors, double glazed windows, power points and an electric radiator.

#### Kitchen

Eye and base kitchen units, sink with drainer and mixer tap, electric hob and oven. Space for a washing machine and a space for a fridge freezer, space for a dishwasher. Power points.

#### Bathroom

Panel enclosed bath with shower over bath, shower screen.

Dark Emperado marble Tivoli wash basin, sitting on natural wood within a steel frame, electric towel rail.

#### Study

Power points

Please note this room does not have a window to the outside, the window connects to main bedroom.

#### Bedroom 2

Double glazed window, electric radiator and power points

#### Lounge/Dining room

Dual aspect double glazed windows, doors leading to South facing balcony. Power points and an electric radiator

#### Parking Space

1 parking space

#### Additional Information

Offers in excess of £380,000

EPC: E

Council Tax Band: C

Parking: Allocation for one car

Leasehold: Share of Freehold

Lease: is the balance of a 999 year lease which started on 25 December 1970 - 945 years.

Ground Rent: There is no ground rent to pay under the terms of this lease.

Service Charge: The service charge is approximately £2,263.86 per annum.

Managing agent: Ellmans

Local Authority  
Brighton and Hove

Council Tax Band  
C

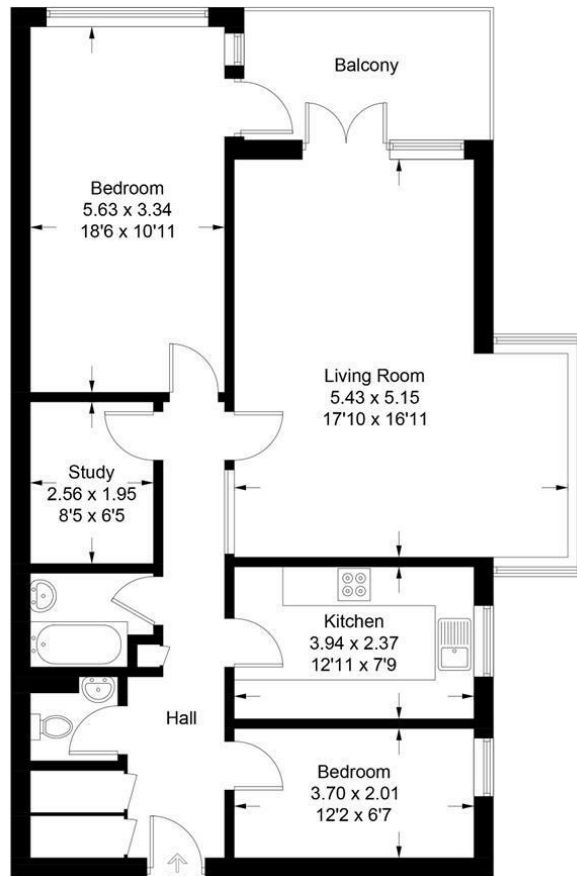
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### 3 Channings, Hove

Approximate Gross Internal Area = 85.2 sq m / 918 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117271)

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