



FORMER GUEST HOUSE FOR SALE

- Off Road Parking
- Suit a Variety of Different Uses STNC
- Prime Corner Plot with Development Potential STNC
- Seafront Location

Interested in this property? Please contact us on 01903 792785

369 KINGSWAY, HOVE, EAST SUSSEX, BN3 4QD

Location

The premises is within a popular location, being within walking distance to Portslade Railway Station with short commuting routes to Brighton & London. The property located on the corner of Kingsway and St Keyna Avenue, Hove and adjacent to M&S, opposite Ocean Sports and Pets Corner but also within walking distance of Hove Lagoon. Boundary Road with its range of shopping facilities, cafes and restaurants is approximately 0.2 miles away. Local bus services also pass close by providing access to surrounding areas and the A27 is accessible via the Hangleton Link Road.

Description

This prominent detached corner property is situated directly on Hove seafront. Main features include wrap around garden, 1 bedroom self contained annexe and off road parking. The property was formally a guest house and therefore the majority of the rooms are currently used as bedrooms but could easily become reception rooms on both floors. In March 2023, a certificate of lawfulness was granted and therefore the current use is C3 (a dwelling house), however, the property could suit a variety of commercial uses STNC.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,883	174.93

Tenure

Freehold For Sale

Price

Offers are invited in the region of £900,000 for the freehold interest.

Business Rates

Business rates to be assessed.

EPC

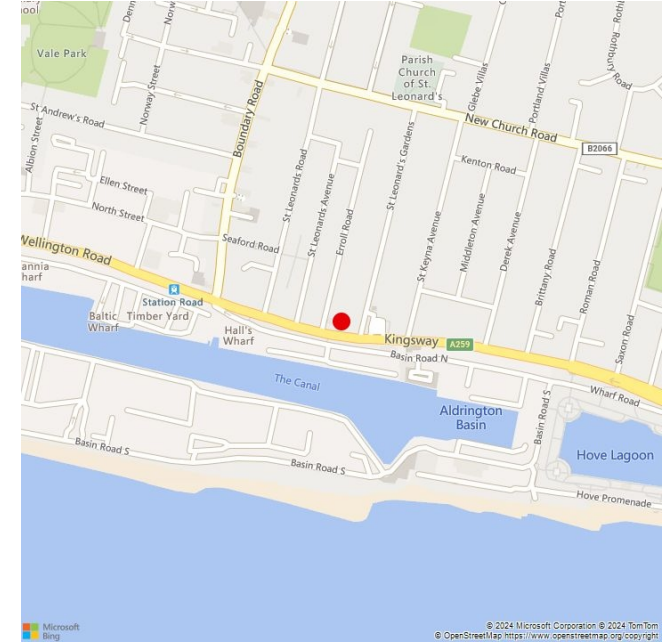
The property has an EPC rating of D - 65.

VAT

We are informed that VAT is not applicable on the terms quoted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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