



9 Langdale Court, Kingsway, Hove, BN3 4HF

Greenways Property is thrilled to present this exceptional three-bedroom, first floor apartment with balcony, located on the prestigious Hove Seafront. Langdale Court, positioned prominently in this sought-after residential area, offers an unparalleled seaside living experience. The apartment is conveniently situated near regular bus services on the Kingsway and New Church Road, providing easy access to the city centre and mainline railway stations, with direct routes to London. Nearby, you'll find excellent shopping options on Richardson Road, as well as the popular Rockwater bar and restaurant. The area also boasts a wide array of beachfront establishments, with the leisure facilities of Wish Park and Hove Lagoon just a short distance away.

Guide price £385,000

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- Three Bedrooms
- Communal heating and hot water
- Sea front balcony flat
- First floor accommodation
- Modern separate kitchen
- No onward chain

Communal Entrance

Entrance lobby with security door entry system, stairs and passenger lift to the first floor.

Hallway

Doors leading to all rooms. Storage cupboard and hanging space, Wood laminate flooring.

Living Room

16'3 x 11'9 (4.95m x 3.58m)

Double aspect living room with South and East facing double glazed windows. Radiator. Laminate Flooring, door leading out to Balcony,

Balcony

Southerly aspect room with exceptional sea views and space for table and chairs.

Kitchen

10'0 x 8'10 (3.05m x 2.69m)

Fitted kitchen with matching wall and base units. Worktop incorporating stainless steel sink/drain unit. Integrated dishwasher, washing machine, electric hob and oven. Space for fridge/freezer. Double glazed window to the side with views to the seafront.

Bedroom One

14'11 x 9'7 (4.55m x 2.92m)

South facing double glazed window to front with sea views. Laminate flooring. Radiator. Spacious built in wardrobes.

Bedroom Two

16'3 x 8'9 (4.95m x 2.67m)

South facing double glazed window to front. Laminate flooring. Radiator. Spacious built in Wardrobes.

Bedroom Three/Home Office

8'1 x 5'7 (2.46m x 1.70m)

Radiator. Double glazed window.

Family Bathroom

Modern bathroom suite comprising panelled bath with shower overhead. WC. Wash hand basin with vanity unit beneath. Towel rail. Easterly aspect double glazed window to the side.

Other information

Leasehold: 199 Years from 25th December 1972 (147 years remaining)

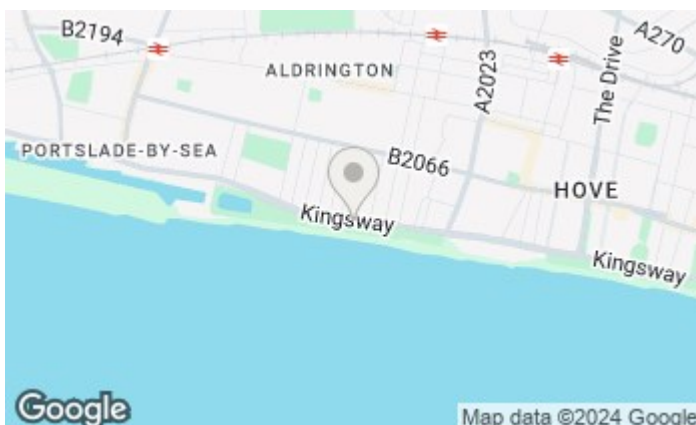
Service Charge: £350 PCM Including heating and hot water.

Ground Rent: £113 PA

EPC: C

Council Tax: Band C

Local Authority: Brighton and Hove



Directions

01273 28 68 98

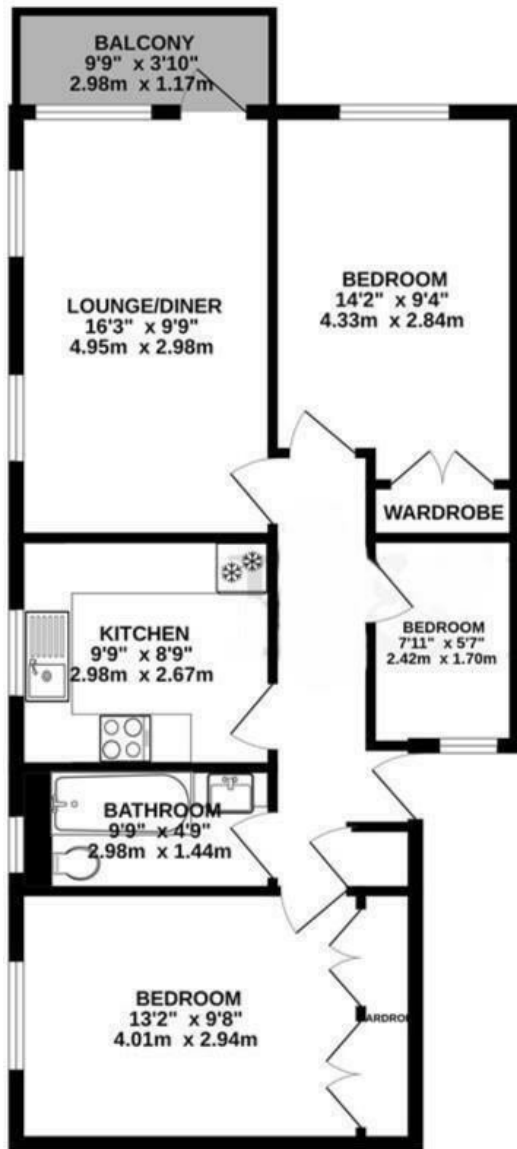
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Floor Plan

FIRST FLOOR



TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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