



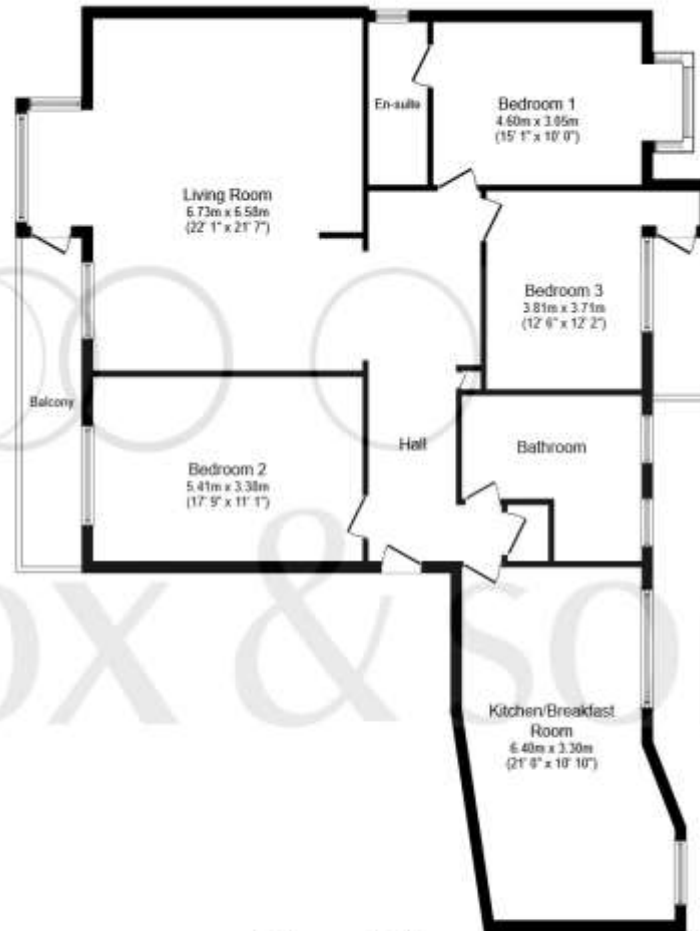
Viceroy Lodge Kingsway, Hove BN3 4RA

welcome to

Viceroy Lodge Kingsway, Hove

Viceroy Lodge is a sought after purpose-built Art Deco building in Hove located on the seafront. The main communal entrance and areas are in fantastic condition and full of original feature and there are stunning well maintained communal gardens to the rear. There is also a lift in the building. This property offers generous living space; the living room is exceptionally large with a lounge and dining area. There is access to the south facing balcony with direct sea views from the living room. The bright and spacious kitchen diner benefits from views of the communal gardens. All the bedrooms are doubles and the master bedroom benefits from fitted wardrobes, a large en-suite bathroom and access to the rear balcony. The second bedroom is also a very good size, with built-in wardrobes and access to the rear balcony. The property is in need of modernisation but has huge potential due to the amazing views and great location. The property is offered with a share of freehold and a garage is available to rent if required.





Floor Plan

Total floor area 140.0 sq. m. (1,507 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

welcome to

Viceroy Lodge Kingsway, Hove

- SECOND FLOOR
- 2 SEPARATE BALCONIES
- LARGE LIVING/DINING ROOM
- 3 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- PASSENGER LIFT
- LARGE COMMUNAL GARDENS
- OVER 1,500 SQ FT OF ACCOMODATION

Tenure: Leasehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRH109142 - 0001

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