



**Kings House, Queens Gardens, Hove, BN3 2QU**

Asking Price £525,000



# Kings House, Queens Gardens, Hove, BN3 2QU

- Luxurious One Bedroom Apartment With South Facing Terrace
- Opulent Grade II Listed Converted Building Close To Hove Lawns
- Allocated Underground Gated Parking
- Designer Kitchen With Integrated Bosch Appliances
- Shower Room With Feature Grey Ceramic Tiling
- Underfloor Heating Throughout & MVHR Ventilation System
- Fitted Wardrobes + Two Useful Storage Vaults
- On Site Residents Lounge With Provision For Working From Home Facilities
- Sold With Remainder Of 10 Year Buildzone Warranty & Share Of Freehold
- Measurement 646 Sqft / 60 Sqm

## The Property

A superbly presented one bedroom apartment, with a designated parking space, forming part of the recently converted Kings House situated directly on Hove seafront.

Approached either by a private street entrance, or via well maintained public ways and passenger lift. The apartment comprises an entrance hall with large utility/storage cupboard, a double bedroom with fitted wardrobes, a modern tiled shower room and an open plan living space with fully fitted kitchen and access to a south facing terrace with two handy storage vaults, and steps leading up to the seafront.

Additional benefits of owning an apartment within Kings House include a residents lounge, a dedicated parcel locker system for deliveries, access to lockable cycle storage, and use of the exclusive Kings House app for all your concierge needs.







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A beautifully presented one bedroom apartment in the prestigious Kings House on Hove seafront, with the benefit of a private south facing terrace and an allocated parking space in the underground gated carpark.

### The Location

Hove's cultural, social and commercial centre is just a few minutes away on foot. The boutique shops, vibrant café culture and award-winning restaurants are plentiful on Church Road, with Hove station, several highly-acclaimed schools and two beautiful parks just a stroll away.

Brighton & Hove has a rich natural landscape being perfectly positioned between the countryside and the coast, with undoubtedly some of the most striking architecture in the country.

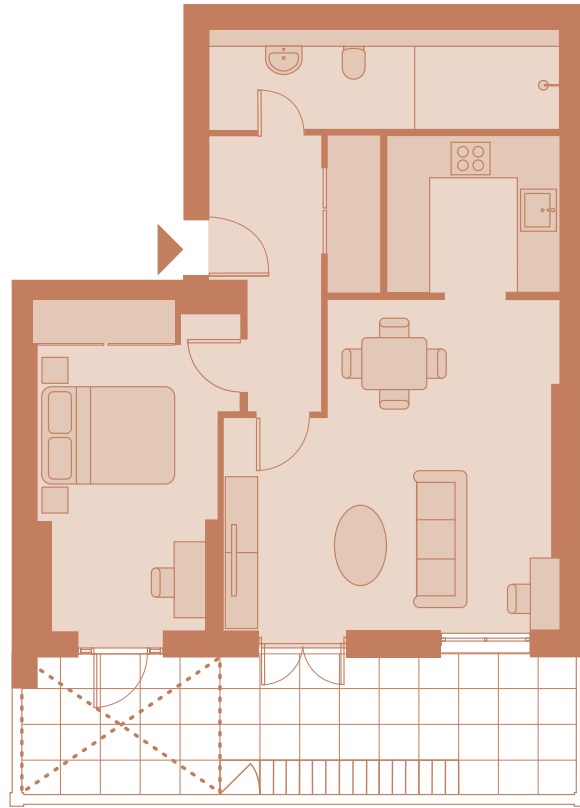
Hove has an identity of its own and is often considered quieter and more refined than its busier Brighton half which, entertains more seaside revellers and weekenders. Kings House sits peacefully on Hove's side, yet has easy access to everything the city has to offer.



LOWER  
GROUND

-1.03

KINGS  
HOUSE



ROOM DIMENSIONS FEET METRES

Living Area 24'11 x 17'5 7.6 x 5.3

Bedroom 1 16'9 x 10'2 5.1 x 3.1

Bathroom 16'5 x 4'11 5.0 x 1.5

TOTAL 646 ft2 60m2



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Agents Notes

Tenure Leasehold  
999 Year Lease Term From 2021  
Ground Rent- N/A  
Service Charge- Approx. £2,493.74 per annum  
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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