



Aurum, Kingsway, Hove, BN3 4GU
Asking Price Of £595,000

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This stunning two bedroom apartment in Hove offers underfloor heating, a Porcelanosa kitchen, and a share of the freehold. Enjoy seafront living with allocated parking and bicycle storage.

Introducing a remarkable opportunity to own a stunning two bedroom apartment in the sought-after location on Hove Seafront. This spacious property offers an ideal blend of comfort, style, and convenience, making it the perfect choice for those looking to embrace the coastal lifestyle.

Nestled on Hove Seafront, this apartment enjoys views of the English Channel, creating an incomparable ambiance of tranquillity.

One of the standout features of this exceptional property is the allocated parking space, an absolute rarity in this bustling coastal area. Enjoy the convenience of having your very own designated spot, ensuring a hassle-free experience every time you return home.

For those with an active lifestyle, this apartment has the added advantage of lockable bicycle storage. Explore the breath taking scenery of East Sussex on two wheels, knowing that your bicycle is safely stored in a secure facility.

Step inside and be greeted by the sleek and modern design that characterizes this apartment. Underfloor heating throughout ensures cosy warmth during the colder months, while also adding a touch of luxury to every room.

The heart of this home is undoubtedly the Porcelanosa kitchen, equipped with integrated branded appliances. Prepare delicious meals with ease, ensuring your cooking experience is as pleasurable as can be. The open-plan design allows for seamless interaction with family and friends, making entertaining a breeze.

Both bedrooms are well-proportioned, designed to provide a peaceful haven for relaxation.

As an added bonus, this property offers a share of the freehold, providing you with a sense of ownership and control.

Purchasing this apartment also comes with the benefit of the remainder of a 10-year BLP warranty, promising worry-free living for years to come. Invest with confidence, knowing that your new home is protected against any unforeseen structural defects.

Located along the picturesque Hove Seafront, you won't have to venture far for everyday amenities. Take a leisurely stroll along the promenade, exploring the multitude of cafes and restaurants, and boutique shops that line the shore and local area.

For those seeking a more vibrant atmosphere, the cosmopolitan city centre is easily accessible. Immerse yourself in its famous nightlife, enjoy a day of shopping in The Lanes, or soak up the culture at one of the many theatres and art galleries.

Transport links are excellent, with regular buses serving the area and convenient access to the A23 for commuters. Nearby train stations offer direct links to London and other major cities, making this apartment an ideal base for both work and play.





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Energy Performance Certificate			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
 Tenure Share Of Freehold
 993 Year Lease Term Remaining
 Service Charge Approx £1,839.00 Per Annum
 Ground Rent N/A
 Council Tax Band D