



**Kingsway, Hove, BN3 4FD**  
**£360,000**

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# Flat 5, 201 Kingsway, Hove, BN3 4FD

## £360,000

Priors are pleased to offer this spacious, two bedroom, top floor flat with direct unobstructed sea views. The flat is located directly on Hove seafront and provides easy access to the famous seafront promenade and beaches. Church Road is close by with its popular shops, bars, restaurants. and independent coffee shops. Bus services pass nearby providing access to most parts of Brighton & Hove including the mainline railway stations with commuter links to London.

The flat occupies the top floor of this imposing mid-terraced period property. The accommodation is spacious, well planned and is offered with no ongoing chain. The flat has a bright spacious hall, stairs and landing with a sky light. The lounge is south facing and there are two double bedrooms. From the rear bedroom and kitchen there are interesting far reaching views across Hove towards the South Downs.

### Lounge

19x10 (5.79mx3.05m)

Spacious south facing lounge with direct sea views.

### Bedroom one

15x10 (4.57mx3.05m)

Located at the back of the flat. Neutral décor.

### Bedroom Two

15x9 (4.57mx2.74m)

South facing bedroom with sea views. Neutral décor.

### Kitchen

7x7 (2.13mx2.13m)

Fully fitted with plumbing for a washing machine.

### Bathroom

White bathroom with mixer shower

### Outgoings

Lease- We are advised that the un-expired lease term is 114 years.

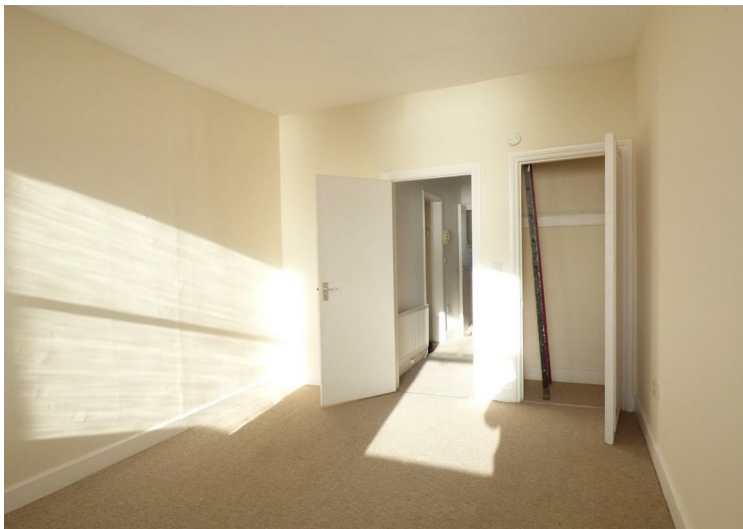
The Service Charge estimate for the period ended 25th March 2025 totals £2,261.21.

There is an additional Reserve Fund contribution in relation to pending external works, although the current owner has undertaken to pay flat 5's share.

### Useful Information

Council Tax Band- C Parking Zone- N. EPC - C.

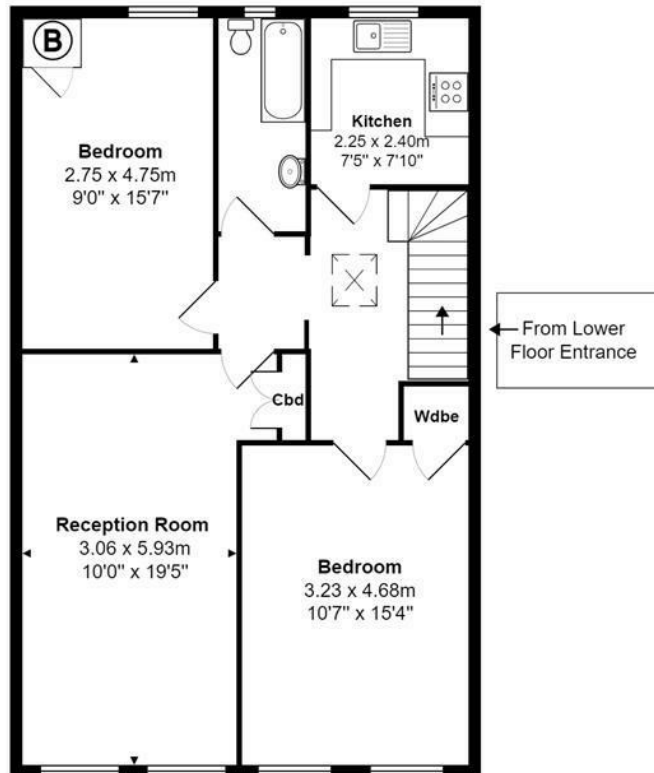




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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