



## Kingsway, Hove, BN3 4LQ

**£1,550 Per month**



- Excellent location
- Modern Bathroom
- South facing Balcony



- 2 double Bedrooms
- Bright open plan Kitchen and Living Area
- Useful storage cupboards

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### Summary

**\*\*1 WEEKS FREE RENT ON A MOVE IN PRIOR TO CHRISTMAS\*\***

Located opposite Hove Lagoon, this delightful 2 bedroom flat offers a perfect blend of modern living and comfort. The property features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you will be greeted by a newly decorated interior that exudes a fresh and inviting atmosphere. The Open plan living room provides a warm and welcoming space, perfect for relaxation or entertaining guests, also benefitting from a modern fitted kitchen .

### Open Plan Kitchen Living Room

20'8" x 16'0" (6.3 x 4.9)  
Fitted navy kitchen with space for fridge freezer and plumbing for washing machine, access to south facing balcony. Bright lounge area with bay windows

### Useful information

Parking Zone - W  
Council Tax - B  
EPC - C

### Bedroom 1

14'5" x 12'1" (4.4 x 3.7)  
Large Double bedroom

### Bedroom 2

13'5" x 8'6" (4.1 x 2.6)  
Bright bedroom with bay window

### Bathroom

7'6" x 7'6" (2.3 x 2.3)  
Modern tiled suite, bath with shower, sink with storage, toilet, heated towel rail

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	

