



## 4B, 15 KINGS GARDENS HOVE, BN3 2PG

£4,500

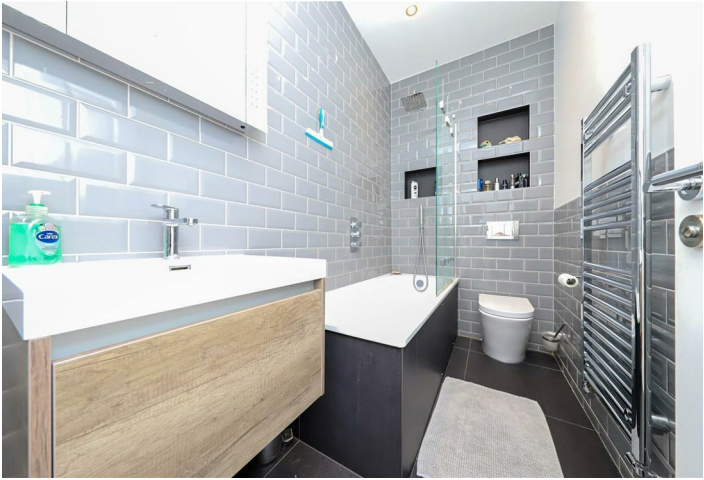
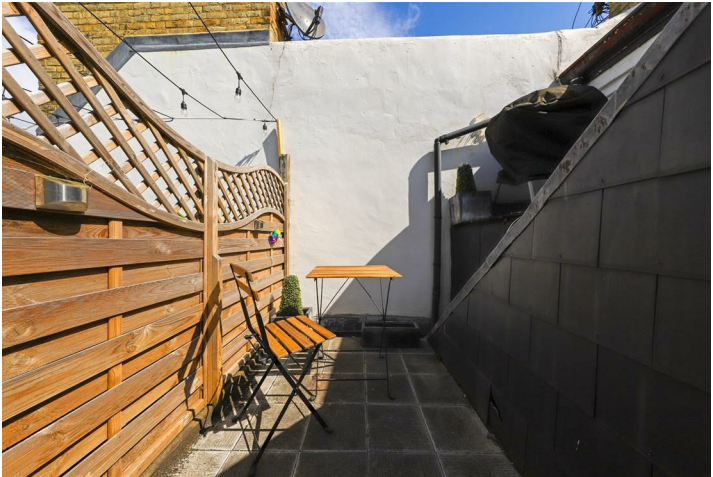
Superb maisonette with stunning sea views. This fantastic apartment occupies the top two floor of this attractive and well maintained period building on Hove seafront. The beautifully presented accommodation comprises; lovely south facing open plan living space, two large double bedrooms and a further bedroom/ office, modern bathroom and Ensuite shower room. There is a private terrace providing space for a small table chairs. Additional benefits include a passenger lift through the well presented communal hallway along with some period features both in the communal areas and the apartment itself.

This prime location in Hove will certainly appeal to many with Hove seafront and lawns just across the road and an abundance of popular local shops, cafes and restaurants moments away. Hove mainline station is easily accessible providing regular and direct links to London.

Available September. Unfurnished.

# Nicholas James

SALES LETTINGS AUCTIONS







Kings Gardens

Total Area: 110.0 m<sup>2</sup> ... 1184 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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>		68	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS