



Girton House, Kingsway, Hove, BN3 4FB

Offers In Excess Of

£605,000



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SELLING HOMES
IN BRIGHTON
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SINCE 2002

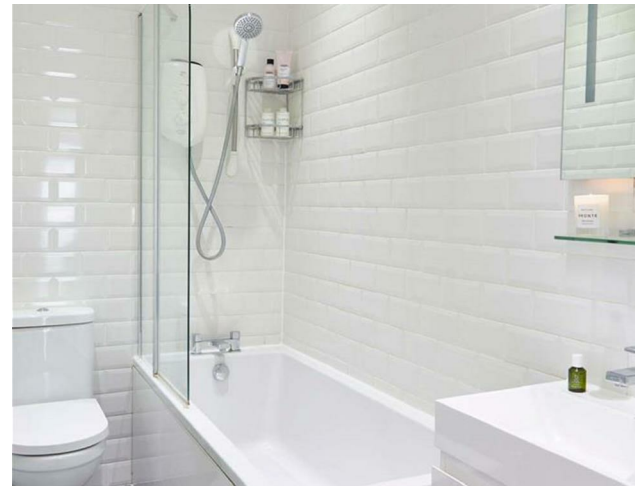
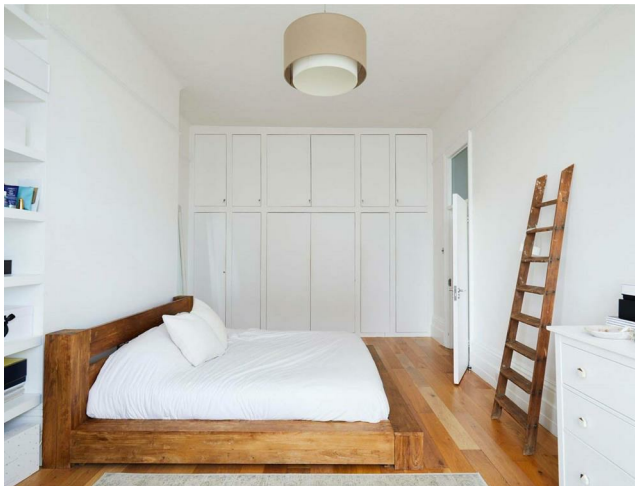
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A beautifully presented two-bedroom first floor apartment, situated in this highly regarded block directly on Hove seafront. The property benefits from an amazing south-west facing balcony with stunning, uninterrupted sea views. Early and internal viewing highly recommended.





Further Information

This delightful apartment occupies part of the first floor of this well-maintained block situated directly on Hove seafront. The accommodation itself comprises a spacious entrance hallway leading on to the south-facing living/dining room with high ceilings, feature fireplace, and double doors to the balcony. From here, there is a modern kitchen, contemporary bathroom, double bedroom with doors to the balcony, and south-facing master bedroom with an array of fitted storage. Worthy of particular mention is the amazing enclosed balcony, wrapping around two sides of the property and boasting stunning uninterrupted sea views.

Girton House is located in this ideal location directly across from Hove seafront promenade, enjoying views over the iconic beach huts and sea. Church Road is just a short walk away, where you will find a diverse range of shops, bars and restaurants. There are multiple bus connections nearby, as well as both Hove and Aldrington railway stations, providing services to the city centre, London, and beyond.

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Girton House, Hove

Approximately 126.1 sqm (1356.8 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/seller of the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.