



**GOLDIN
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**FOR
SALE**

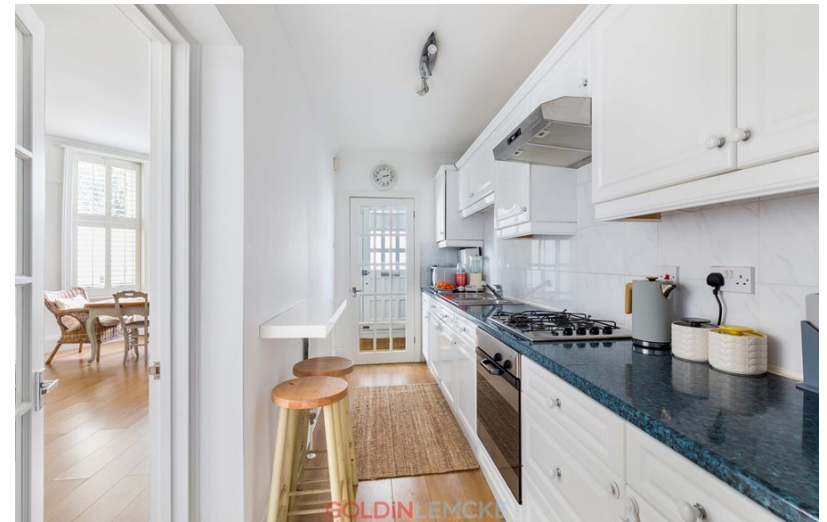
Kingsway, Hove, BN3 4GL

£425,000

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£425,000

A stunning entire lower ground floor apartment, with two good size bedrooms and beautiful south facing living room, located in an unrivalled position directly on Hove seafront. Early and internal inspection is essential to fully appreciate the qualities this property has to offer.





Rooms & Sizes

Living/dining Room: 21' 11" x 16'

Kitchen: 15' 3" x 5' 2"

Bedroom: 16' 8" x 13' 1"

Bedroom: 11' 9" x 10' 9"

Bathroom: x

Further Information

This lovely light and spacious apartment forms the entire lower ground floor of this end of terrace converted period building, located in an unrivalled position directly on Hove Seafront close to many amenities including Hove Lagoon, Hove Station and the many shops, cafes and restaurants in Church Road.

The accommodation is generously proportioned and comprises amazing south facing living room, modern fitted kitchen with integrated appliances, quality fitted bathroom and two double bedrooms, one with an en suite dressing area which could be converted, subject to the necessary consents. The property further benefits from gas central heating, a recently installed boiler and is immaculately presented throughout.

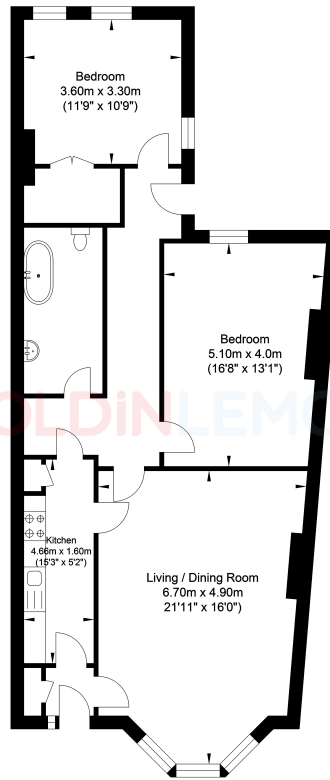
To the rear of the property, there is a large storage room which, once again, could be converted to provide en suite to master bedroom, subject to the necessary consents and also a communal garden, with access onto Westbourne Place. To the front of the property, there is an attractive small south facing front garden area and further storage cupboard.



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Kingsway, Hove



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Approximate Floor Area
974.34 sq ft
(90.52 sq m)

Approximate Gross Internal Area = 90.52 sq m / 974.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	62
(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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