Kings Gardens
Hove

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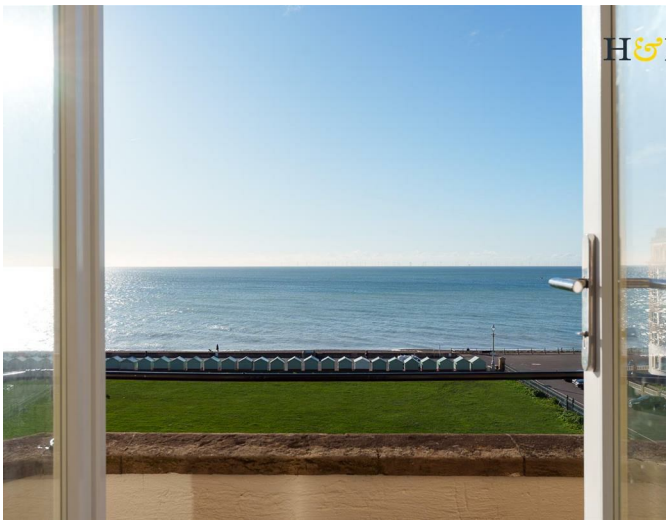


Kings Gardens, Hove, BN3 2PF

Guide price £325,000 to £350,000

Situated in the prestigious Kings Gardens of Hove, this charming one bedroom flat offers a unique blend of historical elegance and modern comfort with panoramic sea and coastal views. This Grade II listed Victorian mansion building dates back to the 1880s and the apartment has one of the best sea views in Hove. The approach to the property is via an impressive and grand entrance hall where you are greeted by stunning Minton tiled floors, exquisite hand-painted stained glass, and intricate ceiling cornices and mouldings that reflect the building's rich heritage.

The well-managed block includes a lift and a grand staircase, making access to the apartment both convenient and elegant. This flat is a rare find, combining historical charm with modern living in one of Hove's most sought-after locations. This delightful one-bedroom apartment is situated on the third floor and features high ceilings and a spacious living room that is perfect for both relaxation and dining. The room is enhanced by original cornicing and double-glazed French doors that open onto a private balcony, offering breath taking panoramic views of the sea and coastline, with space to dine. The kitchen, designed with practicality in mind, includes a service hatch to the living room, allowing natural light to flow freely throughout the space.

The double bedroom is thoughtfully designed with sash windows framing the stunning direct sea views. There is a built in wardrobe and a mezzanine level, providing additional storage. The well-appointed bathroom features an oval corner bath, a separate shower enclosure and built-in cupboards, catering to all your needs.

This property is sold with a share of the freehold and a long lease remaining, providing peace of mind for future ownership.

Location

Kings Gardens is one of Hove's most sought after locations forming part of the Avenues conservation area. This property is set back from the Kingsway, directly opposite the prestigious Hove promenade and sea front, an outstanding area with easy access to the King Alfred Leisure Centre, local restaurants, eateries and bus routes. Church Road thoroughfare with its boutiques and wine bars are very close in addition to George Street's main shopping area.

This perfect Hove location is ideal for enjoying a seafront stroll, an ice cream at the famous Morocco's ice cream parlour or a calming walk around the new Hove Beach Park and Hove lagoon. Having undergone a 10 million pound regeneration, the new Hove Beach Park includes sports and leisure facilities, activity and relaxation spaces, and increased biodiversity. Hove mainline station is just over half a mile in distance and provides convenient commuter links to London and Gatwick. There are regular bus services on your door step allowing easy travel all across the city and to nearby towns and villages.

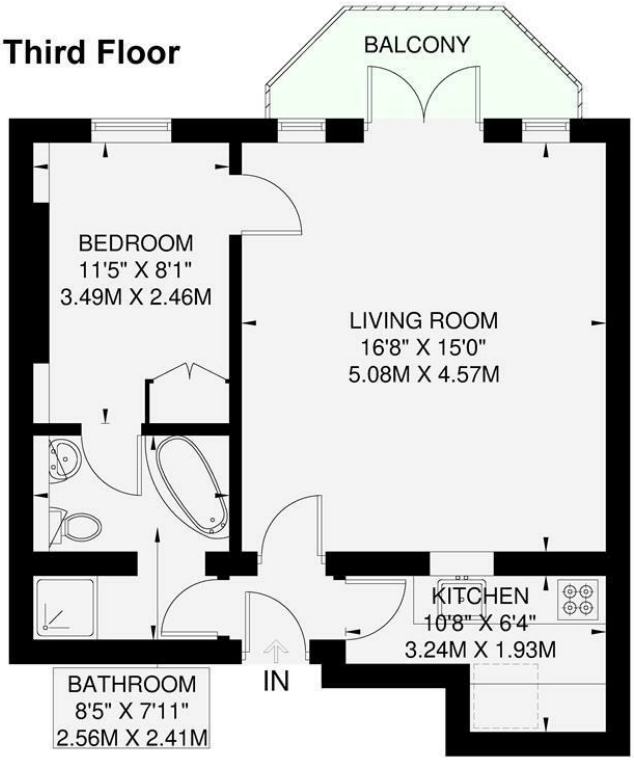
Additional Information

(outgoings as advised by our client)
EPC: D (Listed building - EPC exempt)
Internal measurement: 46.8 Sq m / 503 Sq ft (Approximately)
Heating: Electric radiators.
Tenure: Share of Freehold - Lease 963 years remaining
Maintenance charges: approx. £1,656 per annum (includes building insurance)
Additional cost: Lift maintenance and common ways £419.38 in 2025
Council tax band: B
Residents permit parking: Zone N

KINGS GARDENS

Hove

Approximate Gross Internal Area
46.8 sq m / 503 sq ft
Including Limited Use Area Of
1 sq m / 10 sq ft



46.8 sq m / 503 sq ft

H&N

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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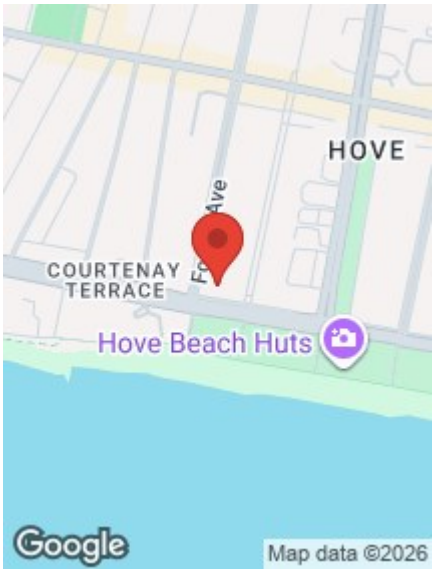
	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler

N



VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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