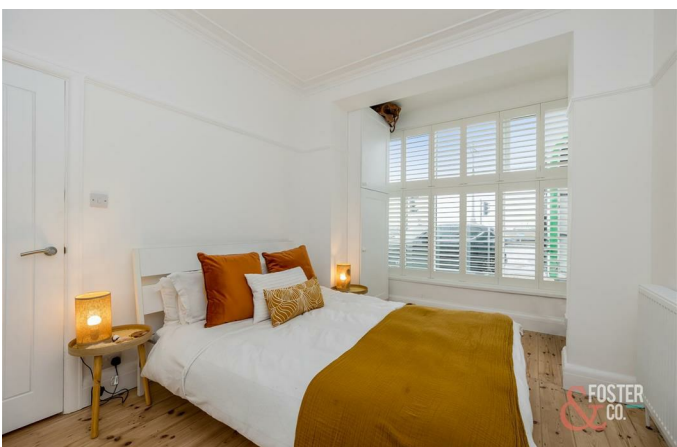
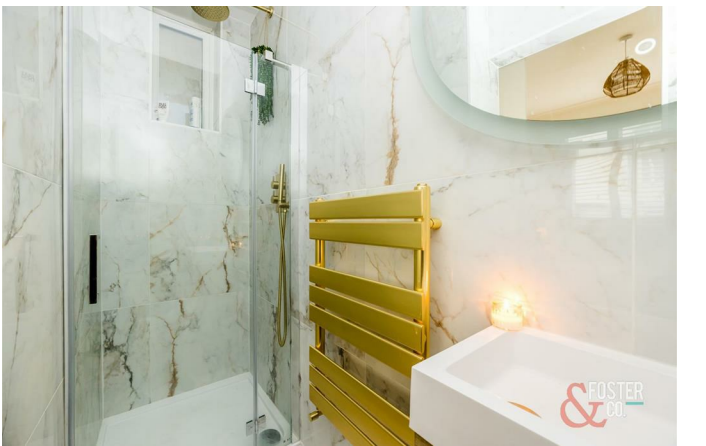




Flat 1, 305 Kingsway
Hove, BN3 4LT

Guide price £699,950

Set within an attractive detached building directly opposite Hove Lagoon and the seafront, this beautifully presented three-bedroom ground-floor apartment offers approximately 1,196 sq ft of stylish and well-proportioned accommodation, together with a private driveway, separate garage and generous rear garden.

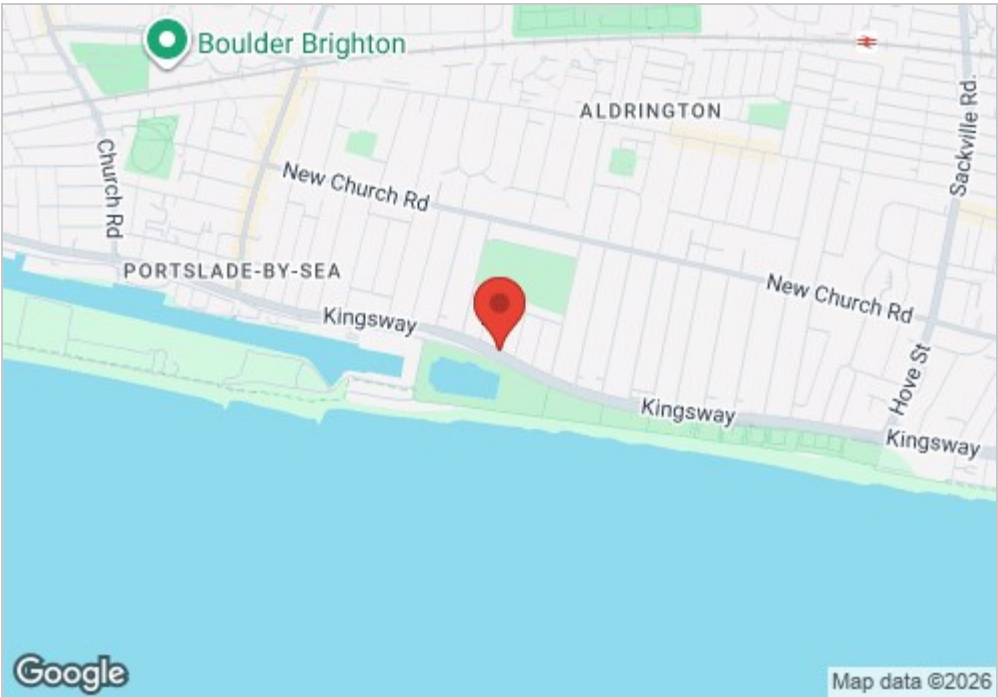
The property is entered into a spacious central hallway, providing access to all rooms. The impressive living and dining room extends to over 24 feet and features a large bay window with fitted shutters, stripped wooden flooring and a wood-burning stove, creating a bright and welcoming space ideal for both relaxing and entertaining.

To the rear is a superb bespoke kitchen and breakfast room, finished to a high standard with contemporary cabinetry, integrated appliances and a large central island with seating. Bi-folding doors open directly onto the garden, seamlessly connecting the indoor and outdoor living spaces.

There are three generously proportioned bedrooms, including an impressive principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a luxurious family bathroom, finished with marble-effect tiling, contemporary fittings and brushed brass detailing.

Outside, the private rear garden offers an excellent combination of paved and decked seating areas alongside a level lawn, providing an ideal setting for outdoor dining, entertaining and family life. To the front, a private driveway provides valuable off-road parking, while the separate garage offers secure parking or useful additional storage.

The property occupies an enviable coastal position, moments from Hove Lagoon, the seafront promenade and popular local cafés and restaurants. The shops and amenities of Richardson Road and Boundary Road are also within easy reach, along with excellent transport links into central Brighton and Hove.



- Set within a detached building directly opposite Hove Lagoon
- Three bedrooms including a principal en-suite
- Spacious living and dining room with wood-burning stove
- Private rear garden with decked seating area and lawn
- Garage with power and storage space
- Ground floor apartment offering over 1,300 sq ft of living space
- Stunning open-plan kitchen with island and bi-fold doors to garden
- Stylish family bathroom finished in marble-effect tiling
- Private front driveway providing off-street parking
- Share Of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
EU Directive 2002/91/EC		

