



Aurum, 189 Kingsway, Hove, BN3 4GU
Offers Over £230,000



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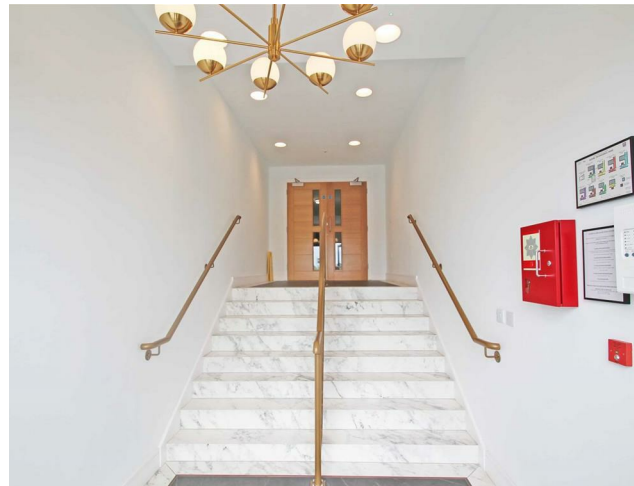
SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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An exceptionally well-presented one-bedroom apartment occupying part of the second floor of this highly sought-after modern purpose-built development, ideally positioned on Hove's newly regenerated seafront. Early and internal viewing is highly recommended.





Further Information

****70% Shared Equity- No Rent to Pay****

The property forms part of one of Hove's most desirable recent developments, benefiting from beautifully maintained communal areas, step-free access via a ramp, two passenger lifts, and a disabled visitor parking bay. The building is dog-friendly and enjoys a strong sense of community amongst residents.

The accommodation comprises an entrance hall with a large storage cupboard, a bright open-plan kitchen, living and dining room with integrated appliances and contemporary finishes, a generous modern bathroom, and an excellent-sized double bedroom with fitted wardrobes. Underfloor heating runs throughout the apartment, while the high level of insulation contributes to economical running costs.

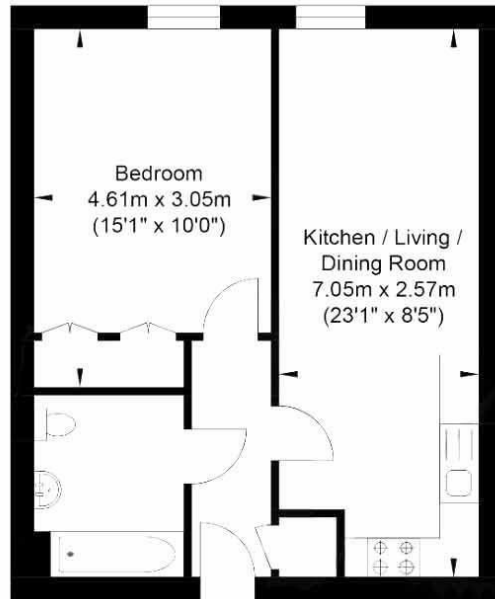
The property is offered for sale in excellent decorative order throughout. The remaining 30% shared equity offers no additional monthly rental payment, unlike other schemes, presenting an attractive opportunity for prospective purchasers.

Situated on Hove seafront, the property enjoys a prime position with the beach and promenade directly opposite. Rockwater Hove is just across the road, while Yellowwave Hove offers a range of beach sports and activities nearby. Church Road is within easy reach, providing an excellent selection of shops, cafés and restaurants, and regular bus services provide convenient access into both central Hove and Brighton. Hove Lawns and the seafront cycle path further enhance this highly desirable coastal location.

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Kingsway



Second Floor
Approximate Floor Area
434.10 sq ft
(40.33 sq m)

Approximate Gross Internal Area = 40.33 sq m / 434.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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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