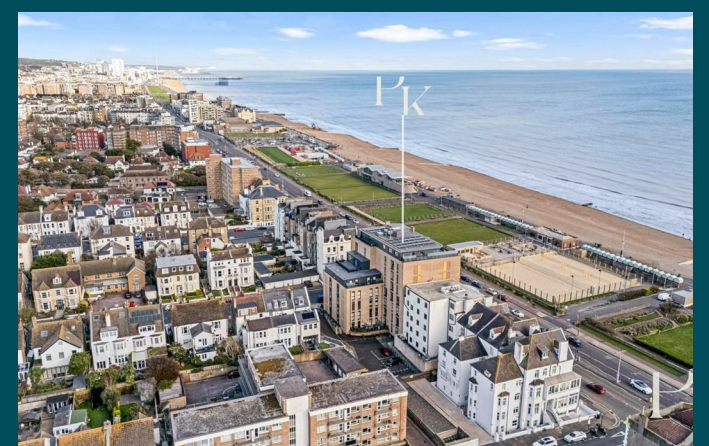


Aurum 189 Kingsway  
Hove, BN3 4GU



# Aurum 189 Kingsway

Hove, BN3 4GU

**Asking price £240,000**

\*70% Shared Equity- No Rent To Pay\*

Situated on the prestigious Kingsway, this beautifully presented one-bedroom apartment occupies a prime second-floor position within a striking modern, purpose-built development opposite Hove Seafront.

The building itself makes an immediate impression, with immaculate communal areas and the convenience of large passenger lifts providing easy access to the apartment. Inside, the property has been thoughtfully designed and finished to a high standard, featuring warm wood-effect flooring, contemporary fixtures, and smart integrated storage throughout.

The heart of the home is a bright and well-proportioned open-plan kitchen, living and dining space. Sleek cabinetry and integrated appliances are complemented by generous work surfaces, while the layout comfortably accommodates both relaxing and entertaining. Large windows draw in excellent natural light, enhancing the sense of space.

The bedroom is particularly spacious, finished in calming neutral tones and benefiting from built-in wardrobes, creating a practical yet tranquil retreat. A stylish, modern bathroom with clean lines and quality fittings completes the accommodation.

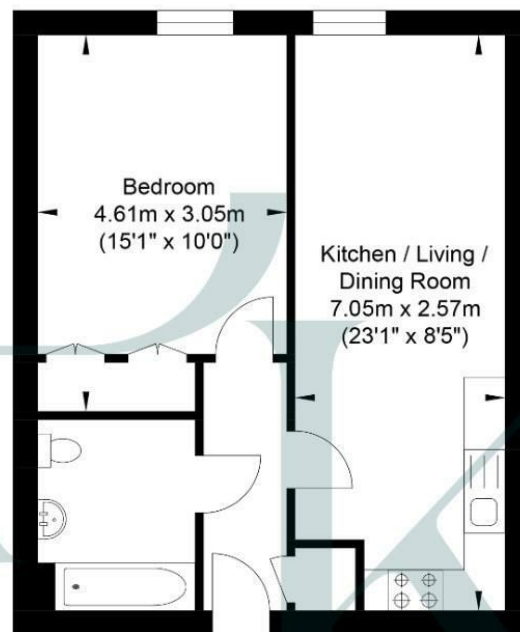
Perfectly positioned along one of Hove's most sought-after seafront stretches, the property is just moments from the beach and the vibrant Kingsway regeneration area, offering a variety of activities including padel and tennis courts. Popular destinations such as Rockwater and Babble are within easy reach, while the shops, cafés, and amenities of Richardson Road and Church Road are just a short walk away. Excellent transport links provide swift access into Brighton city centre and beyond.

Shared Equity Key Points:

- The property is being marketed as an affordable home to prospective purchasers who either must live, work or have close family connections in the area.
- Purchasers must have a local connection and be unable to afford to buy the property on the open market.
- The seller sells the entire leasehold to the purchaser but they only pay 70% of the open market value, there is no rent or interest to pay on the 30%.
- There is no rent to pay on the retained equity which is held by Landspeed Homes Ltd by way of a legal charge.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson  
Keehan