



Kingsway
Hove

HEALY
& NEWSOM

EST. 1990





Kingsway, Hove, BN3 4GL

Guide Price £225,000 to £250,000

Situated in a vibrant area of Hove, this spacious studio flat offers a delightful blend of comfort and modern living. Boasting a prominent seafront location, the property benefits from its own outside space and a westerly aspect, ensuring an abundance of natural light throughout the day. The crisp white décor creates a fresh and inviting atmosphere, perfect for relaxation.

The studio is thoughtfully designed, featuring built-in storage and mirrored fitted wardrobes that enhance the sense of space. A space-saving vertical king size wall bed, complete with bedside lights, adds to the practicality of the layout. A bay window not only provides lovely views of the courtyard garden but also westerly aspect sunlight, allowing natural light to flow through the flat.

The separate kitchen is well-equipped with a range of wall and base units, an integrated oven, dishwasher, and an induction hob, catering to all your culinary needs. A double-glazed door leads to the outside space which is a perfect spot to unwind and has gated access to Sackville Gardens. The modern bathroom features a stylish suite with an electric shower over the bath.

One of the standout features of this property is the thermostatically and remotely controlled heating and air conditioning system, installed with an air source heat pump for excellent energy efficiency. Outside of the flat front door there is an adjoining utility cupboard which has space and provisions for a washing machine, along with extra storage, there is also communal storage cupboards available. This studio flat is sold with a share of the freehold and no onward chain, making it an attractive opportunity for both first-time buyers and investors alike. With its prime location and modern amenities, this property is not to be missed.

Location

This property is situated on Hove seafront and is ideally positioned for all that Hove and Brighton has to offer. Situated opposite Hove's newest beach-park development, the inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as tennis courts. The Rockwater and Babble hospitality venues are also moments from the property, within a short distance there is the King Alfred Leisure centre where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

There is an extensive selection of cafés, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. For the commuters, Hove mainline railway station is approximately 1.2 miles in distance and offers a direct link to Gatwick and London Victoria, regular bus services are on the door step providing easy travel across the city and nearby towns and villages.

Additional Information

(Outgoings as advised by our client)

EPC rating: D

Internal measurement: 379 Square feet / 35.3 Square metres

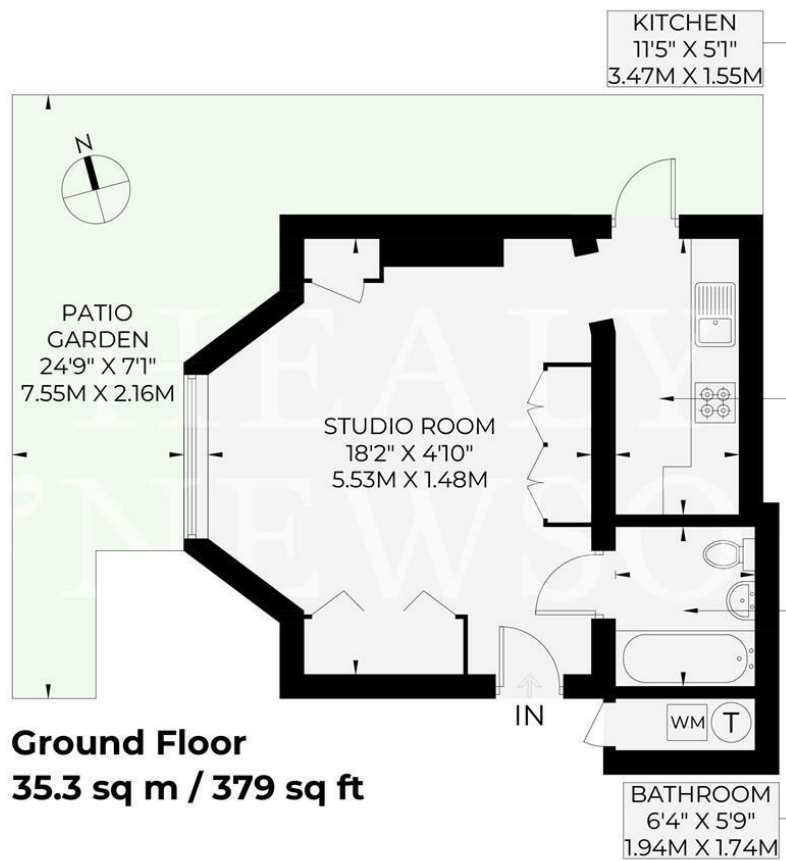
Tenure: Share of Freehold

Maintenance charges: £1,035, per year. The building is self managed by the freeholders.

Heating: Air source heat pump - A rated

Council tax band: A

Parking zone: R



APPROXIMATE GROSS INTERNAL AREA = 35.3 sq m / 379 sq ft

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).



Prepared for Healy & Newsom 2026



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 a 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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