

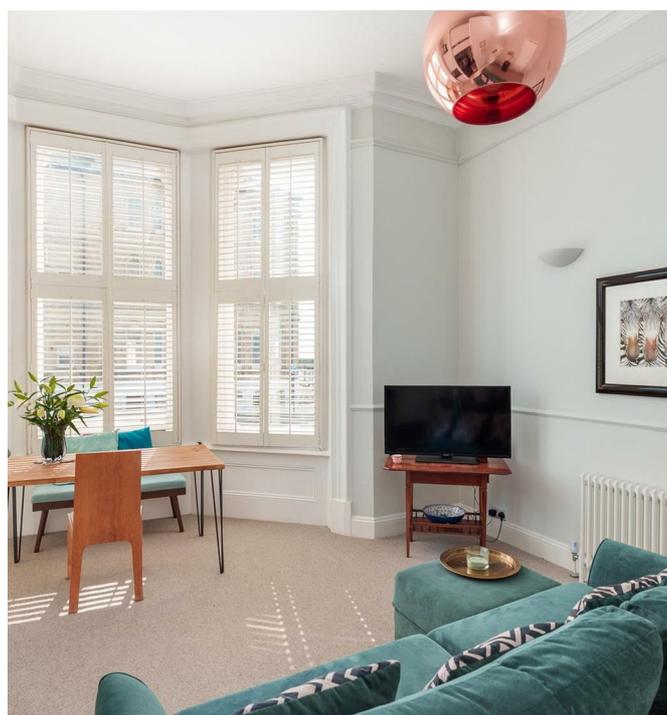
H&N



Kingsway  
Hove

HEALY  
& NEWSOM

EST. 1990





# Kingsway, Hove, BN3 4GL

£260,000

Guide Price £260,000 to £275,000

An exquisite seafront apartment with a beautifully presented interior, featuring high ceilings and original details that enhance its character. The property offers a unique blend of modern comfort and classic charm with one double bedroom, mezzanine level and a well-appointed bathroom, this property is ideal for those seeking a tranquil coastal lifestyle.

The bay-fronted living room is a standout feature, adorned with new sash windows that not only provide sea views but also include trickle vents and fitted shutters for added convenience and energy efficiency. The fitted kitchen comes equipped with integral appliances, this home also benefits from ample built-in storage throughout, ensuring a clutter-free living environment. The mezzanine level offers versatility, serving as an ideal home office or guest accommodation, catering to your lifestyle needs.

Step outside onto your private balcony, that has steps down to the communal grounds, a lovely outdoor space to relax and unwind. There is also private bike storage to be found in the grounds.

Situated in a prime location opposite the new Hove seafront development ensures easy access to the city centre and beyond, perfect for those who appreciate both the vibrancy of urban life and the serenity of coastal living.

This property is sold chain-free and comes with the right to manage, making it an easy investment. A rare find, this is an opportunity to make this charming seafront apartment your new home.

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## Location

This beautiful property is situated on Hove seafront, on the corner of Westbourne Villas, from this ideal location you have easy access to both Portland Road and George Street where you can find a selection of local bars and shops, restaurants and convenience stores. Richardson Road's parade is just across the way where you'll find a butchers, organic food store, cafes and an array of beauty establishments. Hove museum and café is at the end of the road and regular buses operate in the area affording access to Brighton city centre and beyond.

Hove mainline train station is approximately a mile in distance, with direct services to Gatwick and London Victoria. Wish Park and Hove Lagoon are both close by and from this location you are able to enjoy sea front walks in either direction along the coast. Hove promenade is in front of the property with the new Hove beach park development that includes an outdoor sports hub with a café and terrace gardens, wheeled sports areas, including a skate plaza, pump track and roller area, as well as tennis courts and more!

## Additional Information

EPC rating: D

Internal measurement: 437 Square feet / 40.7 Square metres

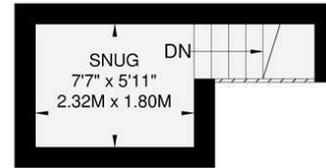
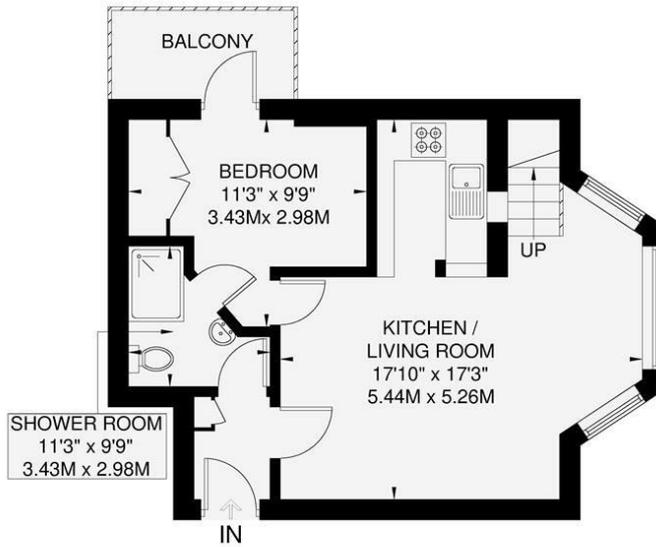
Tenure: Leasehold with Right to Manage

Service charge: £1,200 per year approximately

Ground Rent: £200 per year

Council tax band: A

Parking zone: R



**Mezzanine**  
4.1 sq m / 44 sq ft

**Ground Floor**  
36.6 sq m / 393 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	Coiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↘	Garden Shortened for Display	B	Head Height Below 1.5m
↖	Skylight		Boiler



**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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