



Kingsway, Hove, BN3 4GU
£240,000



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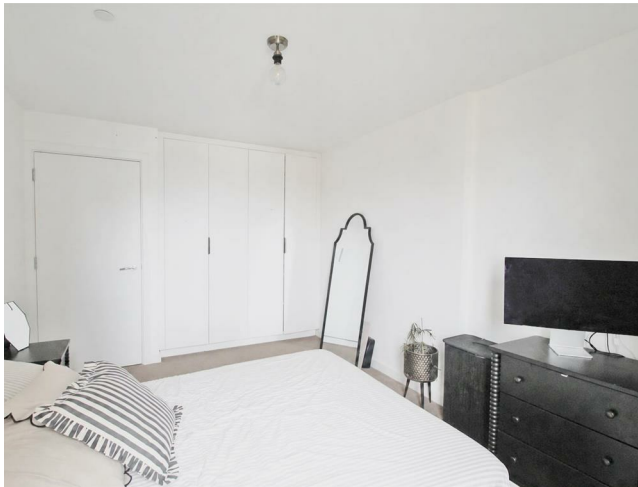
SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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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.

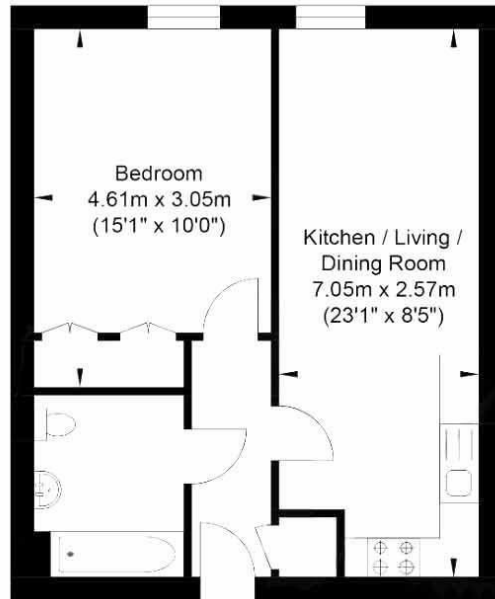
The property is offered for sale in excellent decorative order throughout. The remaining 30% shared equity offers no additional monthly rental payment, unlike other schemes, presenting an attractive opportunity for prospective purchasers.

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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SELLING SOMETHING SIMILAR?

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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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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.