

Lancaster Court, Kingsway Hove

HEALY & NEWSOM

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Lancaster Court, Kingsway, Hove, BN3 2TQ

Offers in excess of £155,000

A spacious and light ground floor studio flat offering a unique opportunity for those seeking a coastal lifestyle. Sold with a share of the freehold and no onward chain, this property is perfect for first-time buyers or investors.

The studio room is generously proportioned, featuring original varnished floorboards that add character and warmth to the space. A large south-facing window floods the room with natural light, creating a bright and inviting atmosphere. There is crisp white décor throughout and all the windows are double-glazed, providing a peaceful and warm environment.

The kitchen is well-equipped with fitted units, an integrated oven and a gas hob, making it a practical space for cooking. There is also space and provision for a fridge freezer and washing machine, catering to all your daily needs. The bathroom features a shower mixer tap over the bath, W.C and wash hand basin.

There are two built-in cupboards in the entrance hall, perfect for keeping your belongings organised. Additionally, the service charge includes heating and hot water, offering peace of mind and ease of living.

This studio flat is ideally located on Hove seafront, allowing you to enjoy the beautiful beach and vibrant local amenities right at your doorstep. With its blend of charm, practicality, and a prime location, this property is a must-see for anyone looking to embrace the sea front lifestyle in Hove.

Location

This property is situated on Hove seafront and is ideally positioned for all that Hove and Brighton has to offer. Across from the flat is 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 paddle courts. The Rockwater and Babble hospitality venues are also moments from the property, across the road 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 less than a mile 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

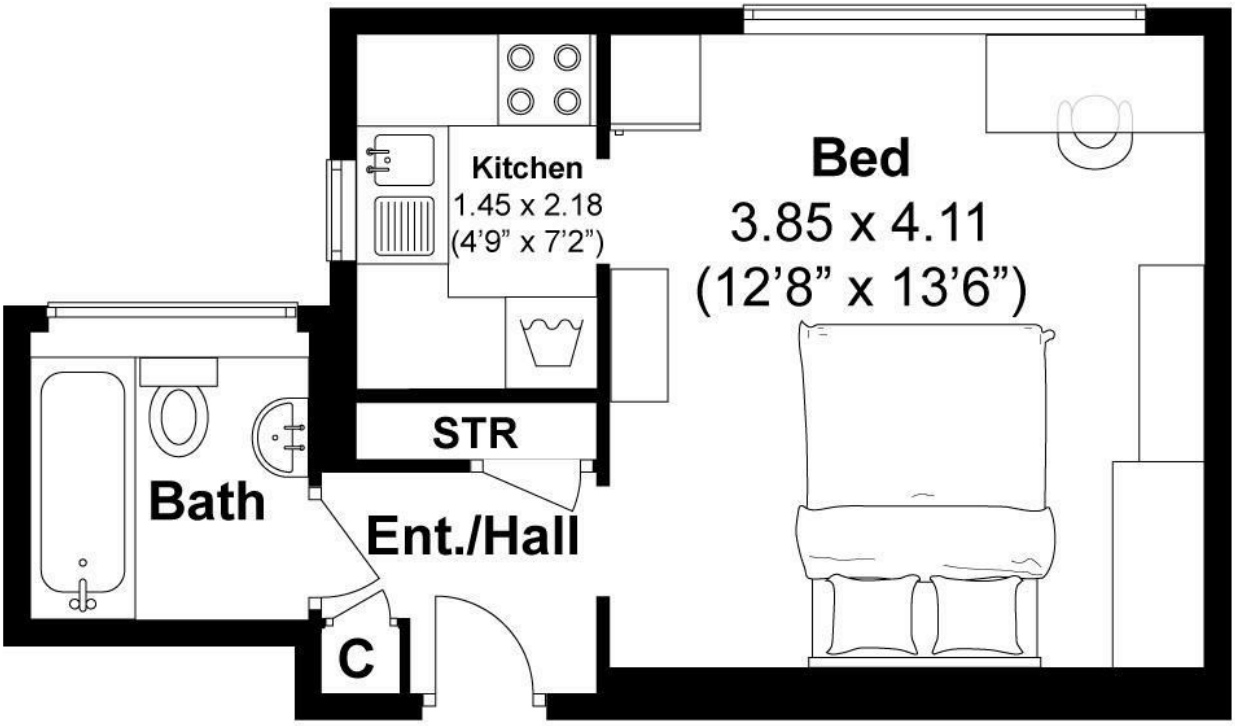
(Outgoings as advised by our client)
EPC rating: D
Internal measurement: 303 Square feet / 28.1 Square metres
Tenure: Share of Freehold - 999 year Lease from 2005
Maintenance charges: £1,998, per year (£999 paid half yearly), including heating and hot water.
Council tax band: A
Parking zone: N

Anti-Money Laundering (AML) Checks

In accordance with current Anti-Money Laundering regulations, Healy & Newsom Estate Agents are required by law to verify the identity of all prospective purchasers. Upon having an offer accepted, you will be required to undergo identity verification and AML checks via a specialist third party service. A non refundable fee of £35 (inclusive of VAT) per purchaser will be payable to cover the cost of these checks. This is in advance and prior to a sales memorandum being issued. Further details of the verification process will be provided upon offer acceptance.

Kingsway, Hove

Approximately 28.1 sqm (303 sqft)



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Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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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 an 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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