

PHILLIPS & STILL

Kingsway, Hove

Guide Price of £350,000 - £375,000



- A great opportunity to acquire a top floor two bedroom maisonette
- Fantastic direct sea views
- Overlooking Hove seafront and lawns
- Loft providing excellent storage space
- No onward chain

To view all our homes: phillipsandstill.co.uk

Flat 9, 173 Kingsway, Hove, BN3 4GL



This stunning top floor, two-bedroom, split-level maisonette presents a fantastic opportunity for those seeking a bright and airy seafront apartment with breath-taking direct sea views overlooking Hove seafront.

The property boasts a spacious, south-facing, dual-aspect living/dining room, offering stunning sea views and ample space for comfortable furnishings as well as a dining table and chairs. The newly fitted kitchen features built-in modern appliances, combining style and practicality.

The master bedroom is an impressive-sized double room, while bedroom two is also generously proportioned and located on the upper level, providing privacy and separation from the rest of the apartment – ideal for a home office.

Located directly on Hove seafront, just a stone's throw from beachside bars and eateries and benefitting from the sports and leisure facilities of the Hove Beach Park Project, this apartment is being sold with no onward chain.



Accommodation

THIRD FLOOR

LIVING/DINING ROOM

17' 10" x 17' 7" (5.44m x 5.36m)

KITCHEN

14' 2" x 7' 1" (4.32m x 2.16m)

BEDROOM

15' 9" x 11' 11" (4.8m x 3.63m)

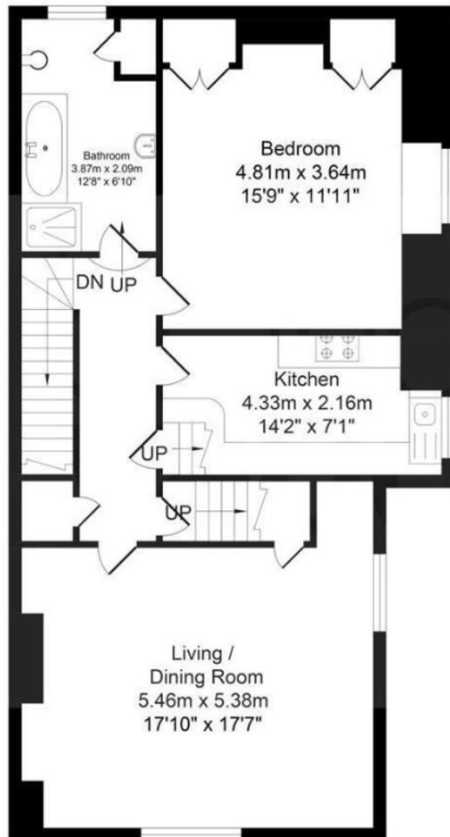
BATHROOM

FOURTH FLOOR

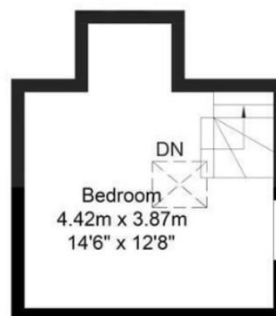
BEDROOM

14' 6" x 12' 8" (4.42m x 3.86m)

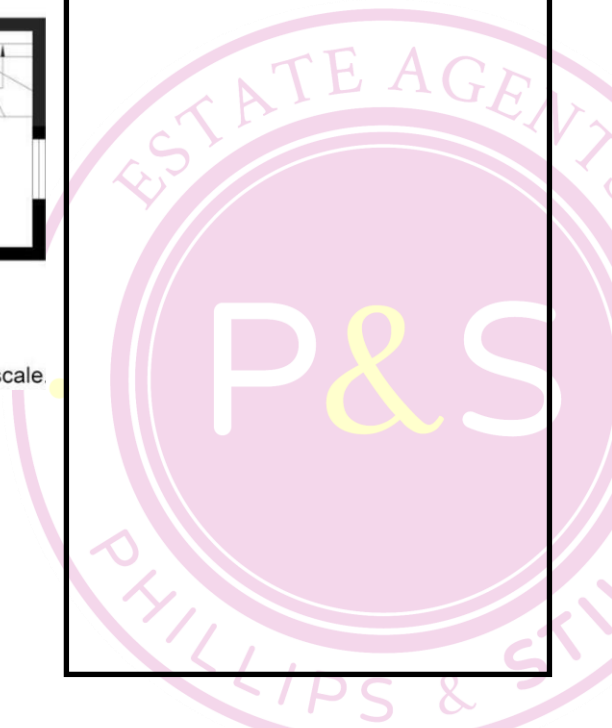
THIRD FLOOR
76.02 sq.m. (818.27 sq. ft.) approx.



FOURTH FLOOR
14.38 sq.m. (154.78 sq. ft.) approx.



Approximate Gross Internal Area = 90.40 sq m / 973.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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