



Grand Avenue

Hove, BN3 2QU

£7,000 Per month

SIMPLY STUNNING

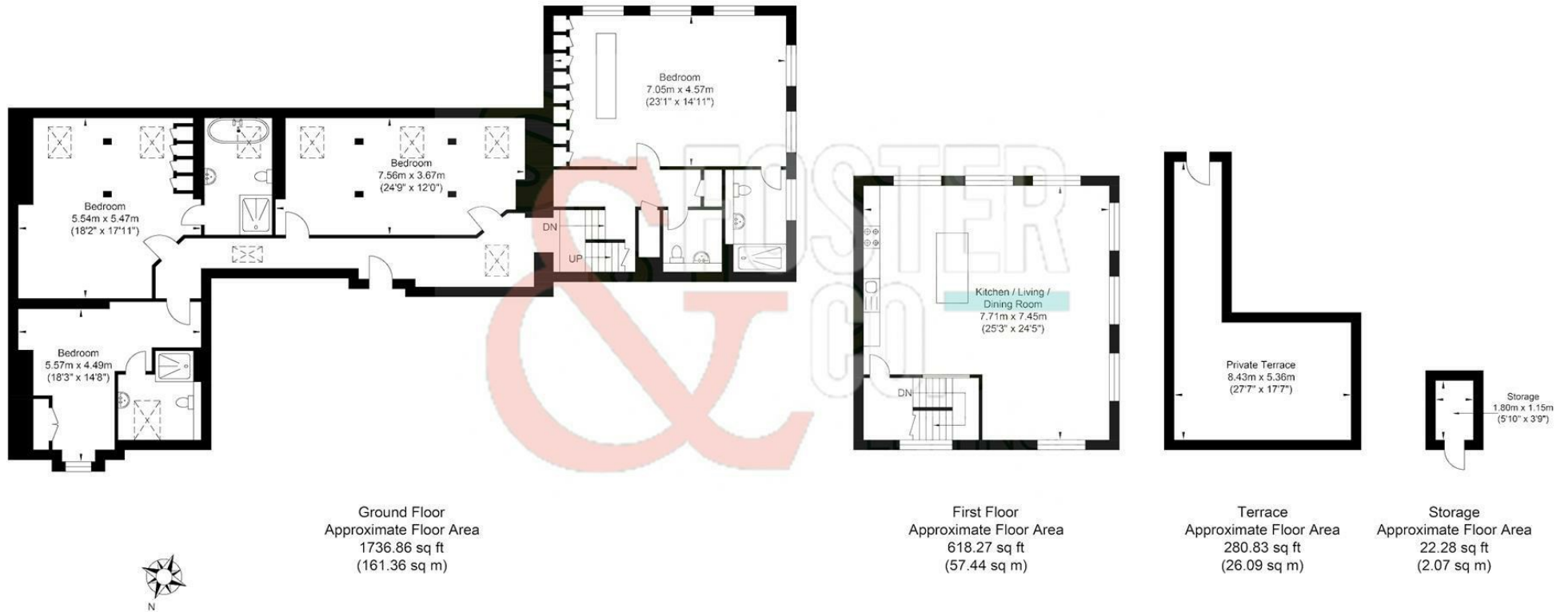
Kings House, the beautiful Grade 2 listed building that has stood proud on Hove seafront for almost 150 years, is home to this truly magnificent Penthouse Apartment. Occupying what must surely be the best location in this highly desirable building, the Penthouse boasts what we consider to be an unbeatable Panoramic view from the spacious lounge, which is located on the upper floor of the split level accommodation, together with the high specification kitchen which benefits from integrated appliances. The high ceilings and sash windows combined with the fantastic palette of materials provide a rich and interesting living environment. There are four double bedrooms, one of which could be utilised as an office with its numerous power points and high speed broadband connection. Three of the bedrooms have en-suite facilities which are in addition to a guest cloakroom. There is a private roof terrace which benefits from the sun and provides a pleasant space to relax or entertain family and friends. An allocated parking space is located in the gated, underground car park. Conveniently, this apartment has its very own storage cupboard located on the lower ground floor level adjacent to the secure bike storage. A residents lounge together with a concierge make an ideal area to conduct those all to important meetings. Access will also be granted to the Kings House app. Early viewing of this newly converted Penthouse is highly advised as opportunities such as this are few and far between.

- Long term
- 4 Bedrooms
- 4 Bathrooms
- Two Underground Parking spaces
- Stunning Sea Views
- Private Roof Terrace
- Open Plan Kitchen
- Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



Kings House



Ground Floor
Approximate Floor Area
1736.86 sq ft
(161.36 sq m)

First Floor
Approximate Floor Area
618.27 sq ft
(57.44 sq m)

Terrace
Approximate Floor Area
280.83 sq ft
(26.09 sq m)

Storage
Approximate Floor Area
22.28 sq ft
(2.07 sq m)

Approximate Gross Internal Area = 246.96 sq m / 2658.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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All measurements are approximate

