



CGI
STAGED



Kings House, Queens Gardens, Hove, BN3 2QU
Asking Price £450,000

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An exclusive residence at iconic Kings House on Hove Seafront, featuring designer interiors, a Bosch fitted kitchen, indulgent feature tiled wetroom, underfloor heating, private courtyard, secure underground parking and concierge services. Sold with a Share of Freehold and with vacant possession.

An opportunity to own a beautifully appointed one bedroom lower ground floor apartment within Kings House, one of Hove's most iconic and prestigious seafront addresses. Positioned opposite Hove Lawns and the promenade, this distinguished building offers an exceptional setting for coastal living.

The interiors combine contemporary design with carefully considered detailing. Engineered hardwood herringbone flooring brings warmth and character to the living space, complemented by a stylish kitchen featuring Hartforth blue handleless cabinetry, composite marble worktops, an antique-style mirrored splashback and integrated Bosch appliances. The bedroom benefits from a fitted wardrobe, while the beautifully finished shower room features terrazzo floor tiles, premium Vado fittings and underfloor heating.

There is your own courtyard patio off the bedroom and double doors from the living with the additional benefits of damp proof vaults underneath the pavement, perfect for additional storage, studio facilities with power and lighting. You also have your very own steps and gate onto Queens Gardens.

An allocated space within the gated underground car park adds valuable convenience to this highly sought after location, where there is a waiting list in the local permit zone. Residents also enjoy access to an elegant communal lounge with working from home facilities, concierge, a landscaped courtyard garden, dedicated parcel lockers and lockable cycle storage.

Location

Hove's cultural, social and commercial centre is just a few minutes away on foot. The boutique shops, vibrant café culture and award-winning restaurants are plentiful on Church Road, with Hove station, several highly-acclaimed schools and two beautiful parks just a stroll away.

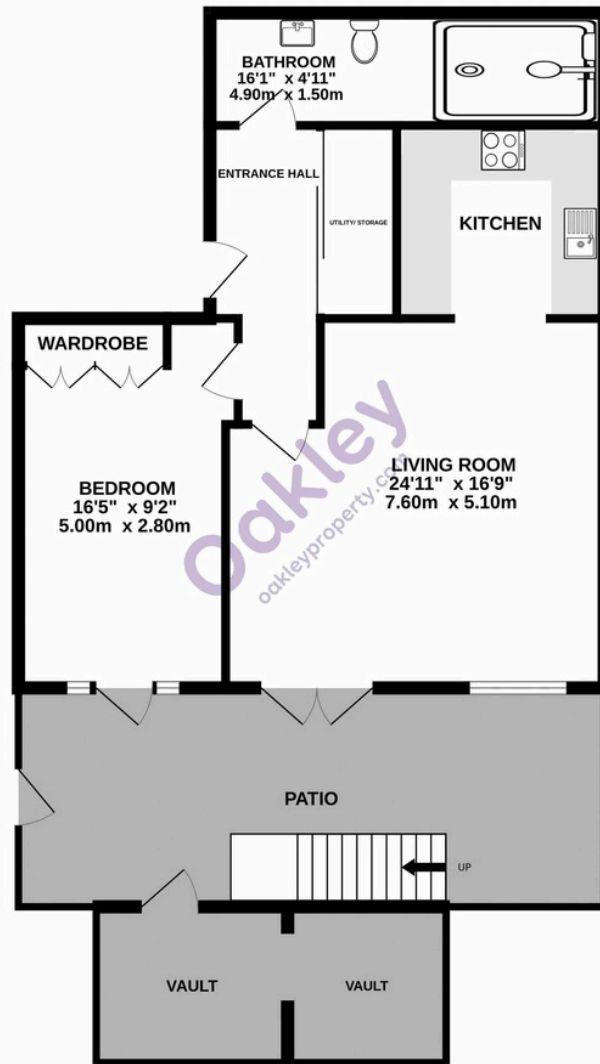
Brighton & Hove has a rich natural landscape being perfectly positioned between the countryside and the coast, with undoubtedly some of the most striking architecture in the country.

Underlying the city's obvious aesthetic appeal, is the sense of fun and creativity, which seems to draw so many people to live here. There is a diverse, open-minded community which is uniquely welcoming to all. The city offers something for all ages and interests with festivals, theatres, parks, museums and more restaurants per head than any other city.

Hove has an identity of its own and is often considered quieter and more refined than its busier Brighton half which, entertains more seaside revellers and weekenders. Kings House sits peacefully on Hove's side, yet has easy access to everything the city has to offer.



LOWER GROUND FLOOR



Agents Notes

Tenure - Share Of Freehold
999 Year Lease From 2021
Service Charge Approx £2,877.57 Per Annum
Ground Rent N/A
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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