



Flat 1, 15 Kings Gardens, Hove

 FINE & COUNTRY



## Flat 1

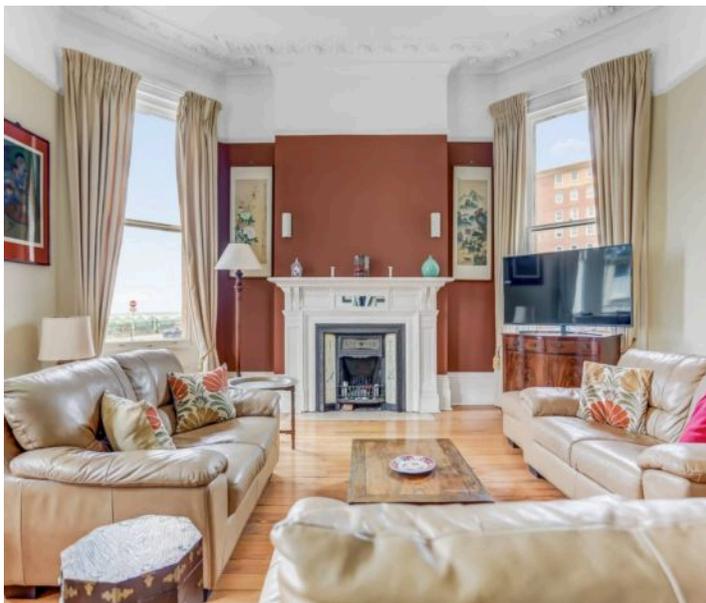
### 15 Kings Gardens, Hove

Fashioned in distinctive yellow brick, this charming Victorian converted ground floor spanning 1,377 sq ft apartment enjoys incredible dual-aspect living space with sea views and all the refined elegance Hove's seafront has to offer. Large south and east facing bay windows flood this well-presented home with light.

With a detailed wood and tiled surround fireplace, delicate cornicing and tall sash bay windows, the reception room and dining area feature well-placed period details while still feeling modern thanks to earth-toned décor. This glorious space is bathed in eastern and southern light with views towards the sea, creating a strong connection to the outside.

South facing windows brighten the kitchen just off the living room. This space benefits from plenty of sage green modern cabinetry set against black worktops for a timeless feel. The kitchen is fitted with a gas hob, oven and built-in dishwasher, with ample room for a breakfast table and chairs.

The sizeable primary bedroom has sash windows including a bay window, a large built-in wardrobe for storage and a luxurious en suite. The second bedroom is a double and could also be used as an office or guest room. Opposite the second bedroom, the guest bathroom has a shower, neutral tiling and a crisp modern suite. A useful separate utility room keeps the kitchen free from the evidence of household chores, its position near the bedrooms makes it easy for laundry to be neatly put away.





Recently named as the most sought-after location in England and Wales for young professionals, Hove's BN3 area is ideally placed for all that Brighton and Hove has to offer.

For shops, bars and restaurants, the hubbub of Church Road, George Street and Blatchington Road offers plenty of choice, all set among iconic period architecture.

Hove Lawns, Palmeira Square and Adelaide Crescent provide green open spaces to relax in, while the beach and seafront are never far away. Cricket fans will also appreciate the County Ground on Eaton Road.

Down on the seafront, a parade of independent amenities along Kingsway includes the ever-popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store. The renowned Marrocco's is close by on King's Esplanade, serving handmade Italian ice cream, perfect for hot summer days.

Hove mainline station provides convenient commuter links to London and Gatwick, and regular bus services travel across the city and up to Devil's Dyke.

Popular local schools include Hove Junior School, Brunswick Primary School and St Andrew's C of E Primary School.

EPC Rating: C

Council Tax: E

SHARE OF FREEHOLD

Date : 18 August 2011

Term : 999 years from 18 August 2011

984 years remaining.

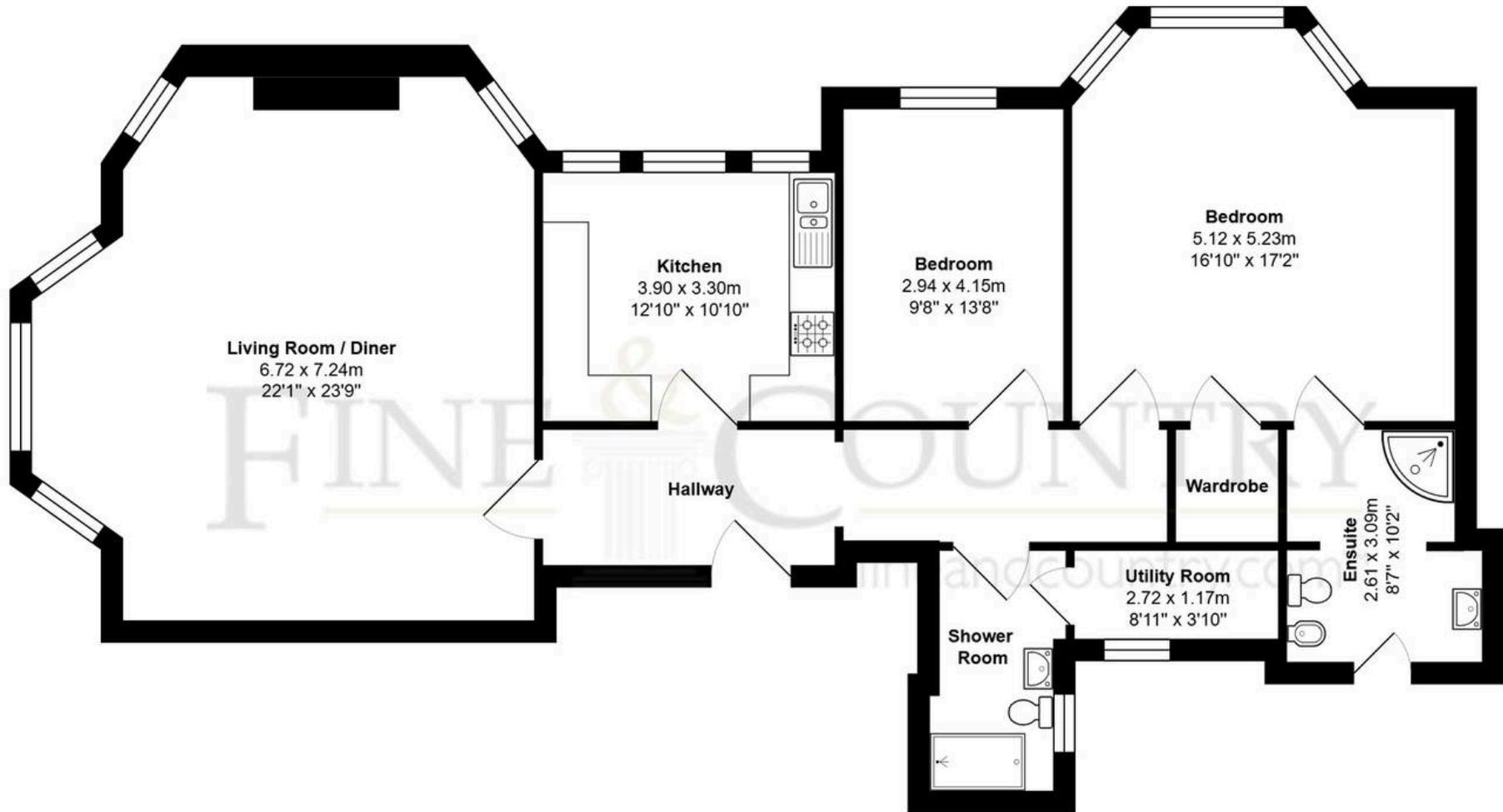
Annual Service Charge: £3,500.











Total Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Fine & Country- Brighton & Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Rooms sizes are approximate.