



Viceroy Lodge, Kingsway, Hove, BN3 4RB  
**£190,000**



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Viceroy Lodge, Kingsway, Hove, BN3 4RB

**£190,000**

A one-bedroom flat occupying part of the first floor of this purpose-built building, ideally situated right across from Hove seafront. The property is offered for sale with no onward chain and greatly benefits from access to stunning communal gardens.





## Further Information

A one-bedroom flat occupying part of the first floor of this purpose-built building, ideally situated right across from Hove seafront. The property is offered for sale with no onward chain and greatly benefits from access to stunning communal gardens.

The property sits quietly at a rear position of Viceroy Lodge, providing privacy and attractive views over the communal gardens. Internally, the accommodation comprises a generous hallway with two storage cupboards, spacious living room, separate fitted kitchen, bathroom, and a double bedroom with fitted storage. The property is need of some updating but holds great potential.

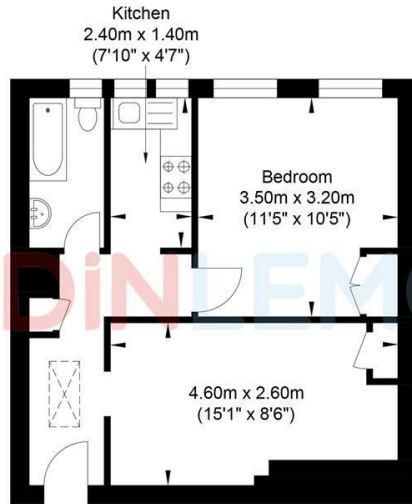
Viceroy Lodge sits in a prime spot on Hove seafront, right by the King Alfred and moments from the promenade. Church Road and George Street are just a short walk away, offering a great choice of local shops, bars and restaurants, and there are excellent transport links nearby, including Hove station. The seafront is currently undergoing extensive refurbishment, set to significantly improve a area and bring exciting upgrades to this part of the coastline. It's an ideal base to enjoy everything Hove has to offer, with beach walks, gyms, cafés and green spaces all close by.



**GOLDIN LEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

# Viceroy Lodge

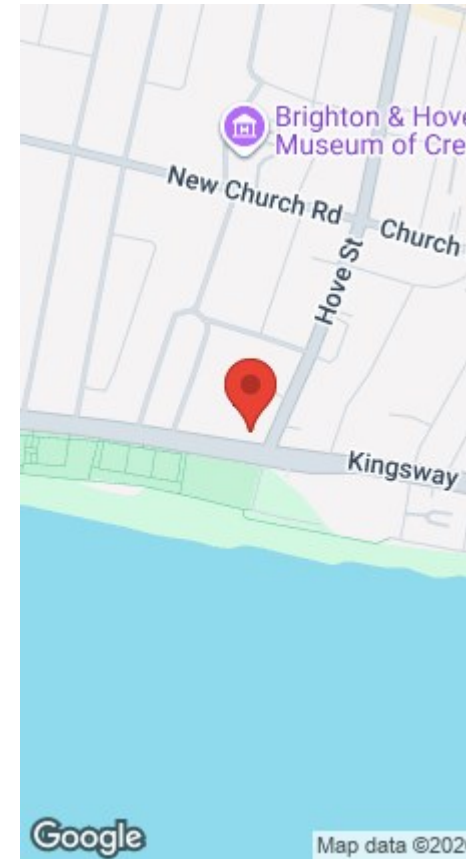


GOLDINLEMCKE



First Floor  
Approximate Floor Area  
393.74 sq ft  
(36.58 sq m)

Approximate Gross Internal Area = 36.58 sq m / 393.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GOLDIN  
LEMCKE

01273 777123  
GOLDINLEMCKE.COM

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.