



**Kings House, Queens Gardens, Hove, BN3 2QU**

Asking Price £750,000

# Kings House, Queens Gardens, Hove, BN3 2QU

Discover this exquisite two bed, two bath apartment in Hove's Grade II Listed Kings House. Featuring a designer kitchen, underfloor heating, concierge, and allocated underground parking, it offers sophisticated seafront living with a share of freehold.

An exceptional opportunity awaits to acquire a luxurious two-bedroom, two-bathroom apartment within the iconic Kings House, a prestigious Grade II Listed building directly adjacent to Hove Seafront. This magnificent property seamlessly blends historic grandeur with contemporary living, offering an unparalleled lifestyle in one of Hove's most sought-after locations.

Upon entering, residents are greeted by a sense of refined elegance. The apartment boasts a meticulously designed interior, featuring underfloor heating throughout, ensuring comfort and warmth during cooler months. A state-of-the-art MVHR (Mechanical Ventilation with Heat Recovery) system provides continuous fresh, filtered air, contributing to a healthy and energy-efficient living environment. The heart of this home is undoubtedly the kitchen, equipped with a full suite of integrated Bosch appliances, perfect for culinary enthusiasts. The open-plan reception area offers a versatile space for relaxation and entertaining.

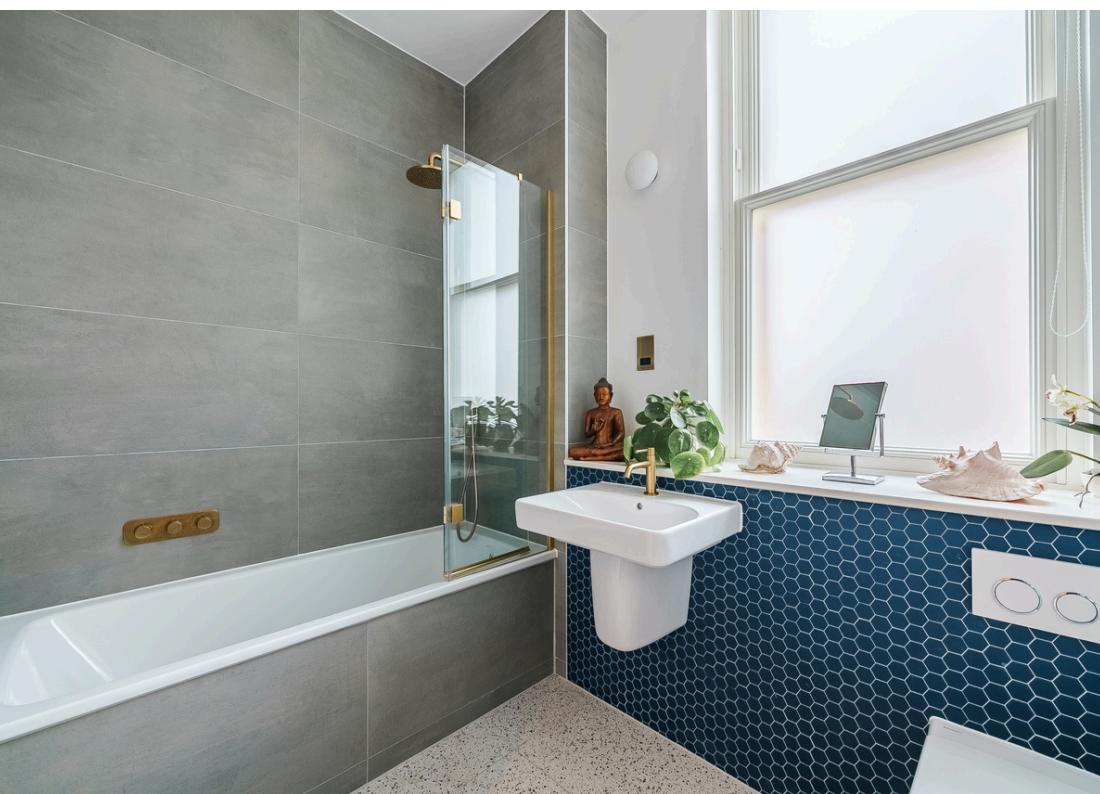
Both bedrooms are generously proportioned, with the main bedroom benefiting from an en-suite bathroom, providing a private sanctuary. A second well-appointed bathroom serves the additional bedroom and guests. Every detail has been carefully considered to offer a high standard of finish and functionality.

Kings House itself provides an array of exclusive amenities designed to enhance resident comfort and convenience. A dedicated concierge service ensures a seamless living experience, while the on-site residents' lounge offers a sophisticated space for socialising or unwinding. For those who work from home, the lounge also provides excellent facilities, making it an ideal extension of your personal workspace.

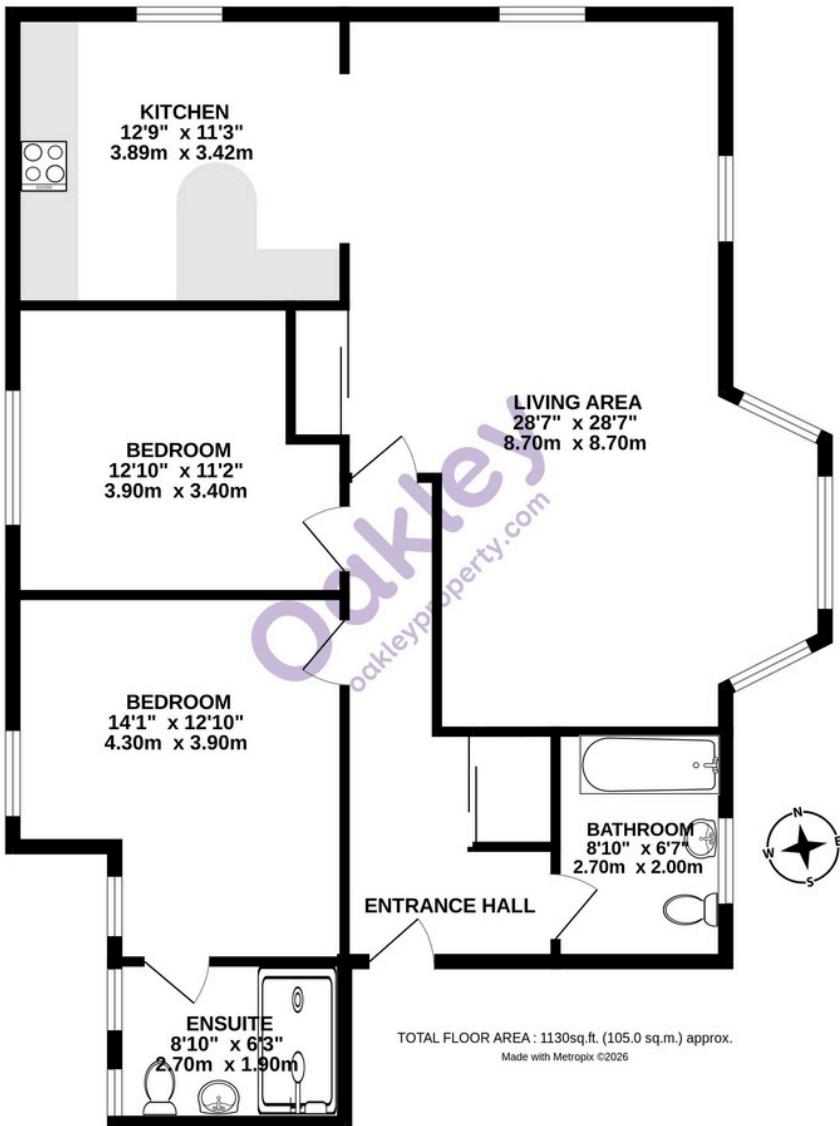
Practical considerations are also well catered for, with an allocated underground gated parking space providing secure and convenient vehicle storage. The property is sold with the remainder of a 10-year Buildzone warranty, offering peace of mind for years to come, and crucially, a share of the freehold, providing greater control and ownership over the building's management.

The location is truly unbeatable. Being directly adjacent to Hove Seafront, residents can enjoy invigorating walks along the promenade, stunning coastal views, and easy access to the vibrant cafes, restaurants, and independent shops that Hove is renowned for. Excellent transport links are also within easy reach, connecting you to Brighton city centre and beyond.

This apartment represents a rare chance to own a piece of Hove's architectural heritage, combined with the very best in modern luxury and convenience. Viewing is highly recommended to fully appreciate the quality and lifestyle on offer at Kings House.



## GROUND FLOOR



### Energy Performance Certificate

#### Agents Notes

Tenure Share of Freehold

999 Year Lease From 2021

Service Charge Approx £4,974.58 Per Annum

Ground Rent N/A

Council Tax Band E

#### Score Energy rating

92+ A

81-91 B

69-80 C

55-68 D

39-54 E

21-38 F

1-20 G

Current

E

52

E

52

E

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