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Kingsway

Hove

Guide Price **£180,000 - £200,000**







Kingsway, Hove

Enviably located on Hove seafront, a well-presented RAISED GROUND FLOOR APARTMENT with ONE DOUBLE BEDROOM, and oblique SEA VIEWS. Sold with NO ONWARD CHAIN.

Set on the raised ground floor in Dorset Court, this good-sized apartment comprises a living/dining room with a large double-glazed window with seafront views, a good-sized double bedroom with fitted wardrobes, a separate kitchen, and a shower/WC. The apartment feels open and bright with oblique sea views and comes with maintenance that includes hot water and heating.

In the Local Area

The location is a key highlight. Sitting between the seafront and the bustling cafe culture of Richardson Road, Church Road, and George Street, there is an abundance of outdoor facilities right on your doorstep.

The regeneration of Hove seafront includes new tennis and padel courts, and Yellow Wave beach volleyball courts and café, almost directly opposite, together with Hove Bowling Club and its new clubhouse. Popular beachfront venue, Rockwater, and newly opened Babble offer a range of food and drink options, while Hove Lagoon, with its wide array of watersports, a new skate park, a children's play area, and a Big Beach Café, is a short and pleasant walk.







Nearer to home, a parade of local independent amenities on Kingsway includes the delicious Sourdough bakery, Franco's Osteria, and the Kernel of Hove health food store, along with the King Alfred Leisure Centre. The renowned Marrocco's is close by on Kings Esplanade, with handmade Italian ice cream served all year round.

Approximately half a mile away, Hove train station offers convenient mainline links for commuters and regular bus services travel into the centre of Brighton and Hove.

Further Information
Kingsway is located in parking zone R. Currently, the property is in Council Tax band B, which was charged at £1,910.06 for 2025/26.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 137 years

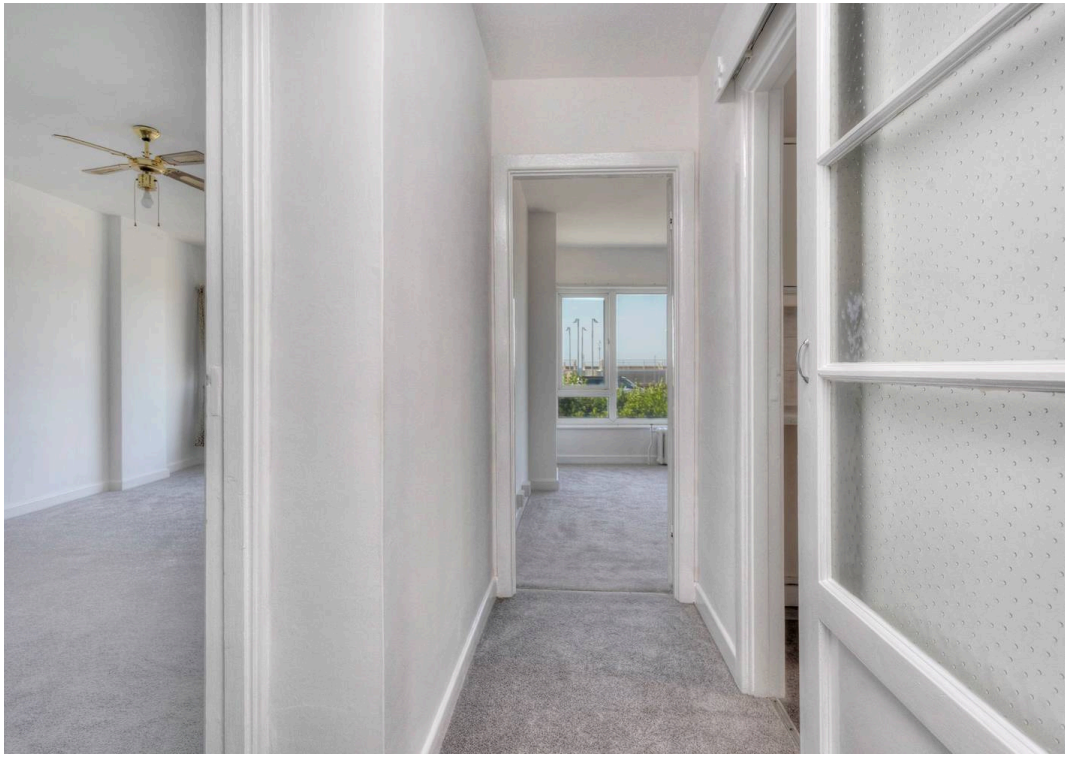
Service Charge - £2,150 pa

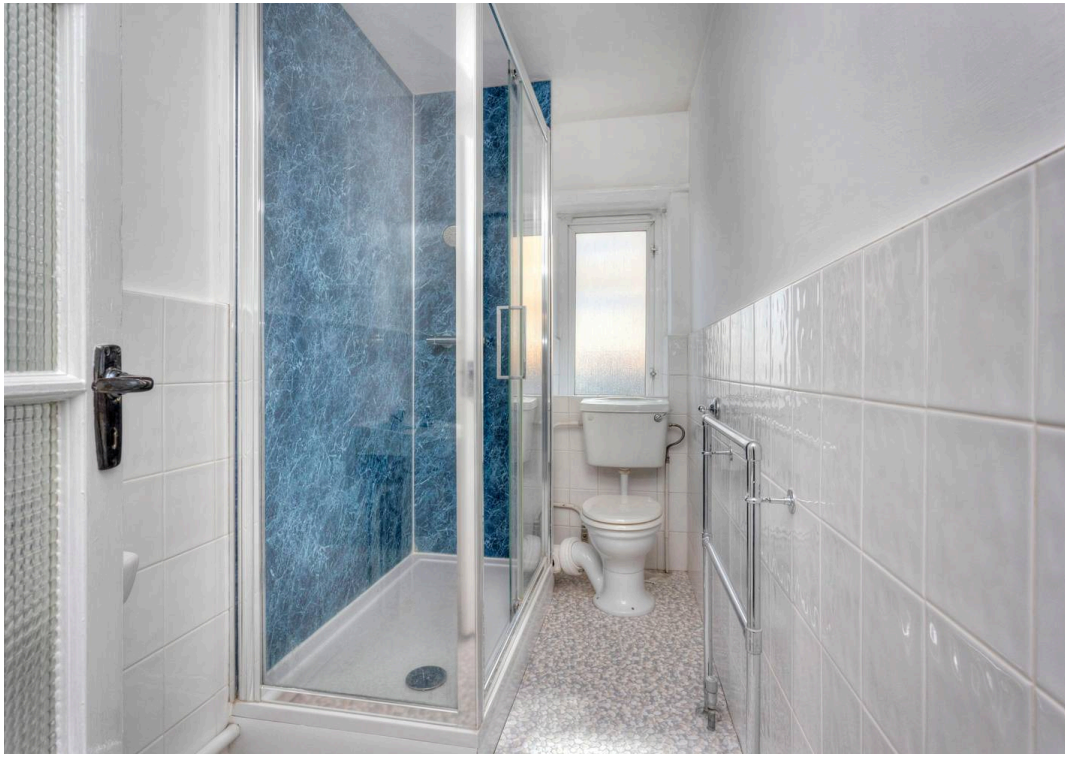
Ground Rent - £150 pa

This information has been provided by the seller. Please obtain verification via your legal representative.









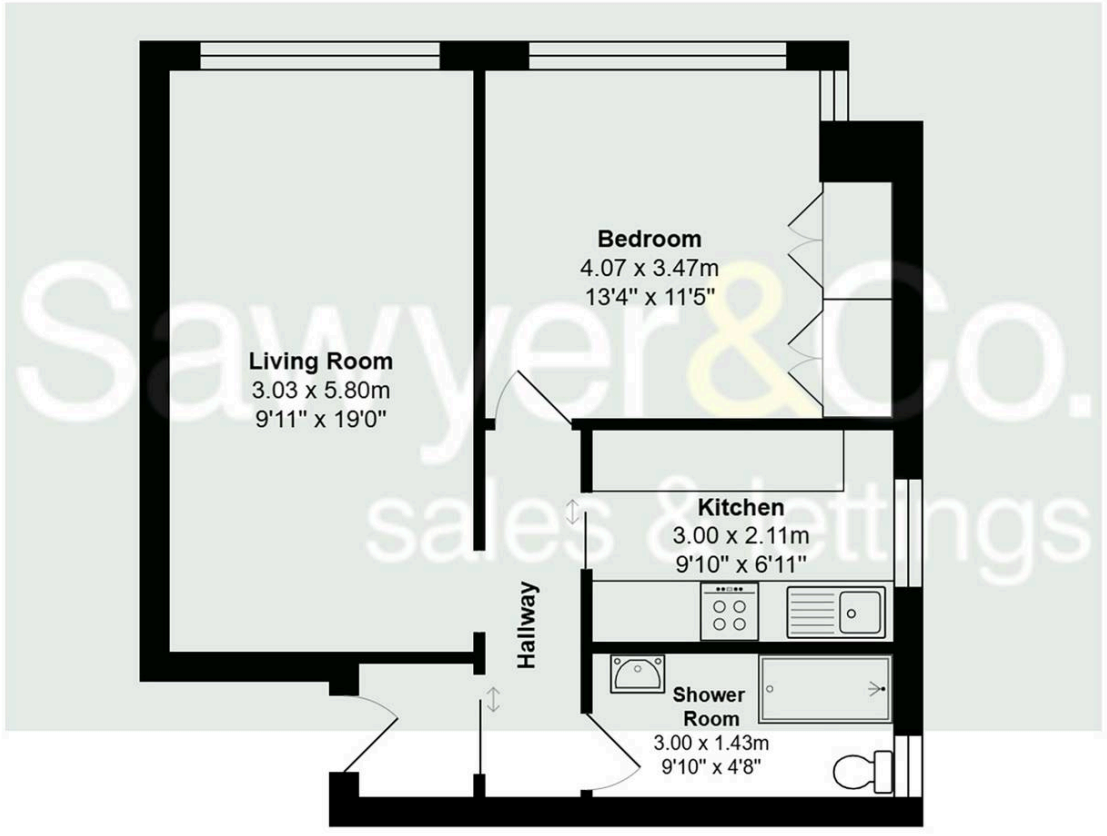












Total Area: 49.0 m² ... 527 ft²

All measurements are approximate and for display purposes only.

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52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

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. Room sizes are approximate.