Robert Luff & Co

Kingsway, Hove

Leasehold - Price £550,000

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B



Description

Robert Luff & Co are delighted to bring to market this beautifully presented modern three-bedroom apartment on the second floor. At its heart is a light-filled, dual-aspect reception room with elegant wood flooring and a door out to a private balcony, which is ideal for relaxing or entertaining. The open-plan kitchen is finished to a high standard, with sleek handle-less units and a full range of integrated appliances.

There are two generous double bedrooms, a versatile third bedroom, a high-spec family bathroom and a stylish en-suite shower room. A welcoming entrance hall has a large built-in storage and utility cupboard, so there's plenty of practical space.

The apartment is built to demanding insulation standards, with high-performance glazing and communal heating and hot water, which together give it a very good energy-efficiency rating. Residents have a secure communal cycle store and the convenience of a Co-op on the ground floor.

The location is excellent. The many shops, cafés and restaurants of Church Road are on your doorstep, King Alfred Leisure Centre is directly opposite, and Hove Station is a comfortable walk or a short bike ride away.



Key Features

- THREE BEDROOM, TWO BATHROOM MODERN APARTMENT
- WEST FACING BALCONY WITH SEA VIEWS
- WALKING DISTANCE TO HOVE MAINLINE STATION
- SPANNING APPROX 996 SQ. FT.
- SITUATED ON HOVE SEAFRONT
- UNDERFLOOR HEATING THROUGHOUT











Entrance Hall

Kitchen / Reception Room
6.45 x 4.49 (21'1" x 14'8")

Balcony
2.68 x 1.35 (8'9" x 4'5")

Bedroom One
5.63 x 3.39 (18'5" x 11'1")

En Suite
2.12 x 1.62 (6'11" x 5'3")

Bedroom Two
5.08 x 3.28 (16'7" x 10'9")

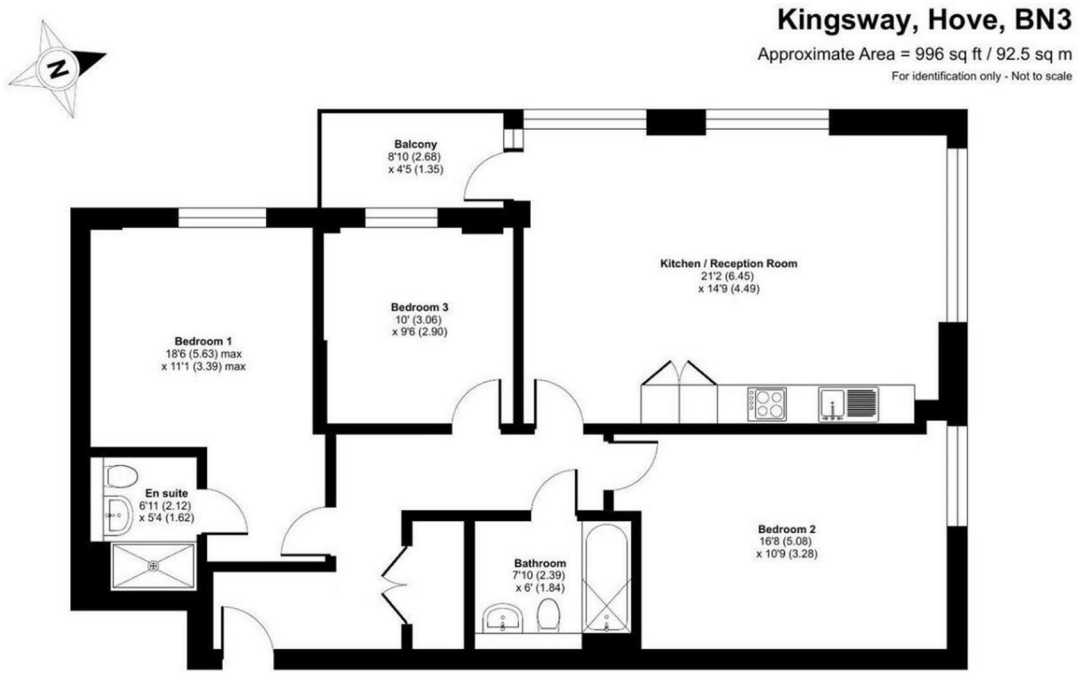
Bedroom Three
3.06 x 2.90 (10'0" x 9'6")

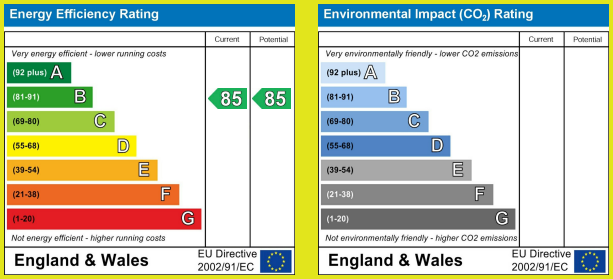
Bathroom
2.39 x 1.84 (7'10" x 6'0")

Agents Notes
Tenure: Leasehold (125 years from 10/05/2022).
Service Charge: £274.94 per month (subject to annual review).
Council Tax: Band D, Brighton & Hove City Council.
EPC Rating: B



Floor Plan Kingsway





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