



Kingsway Court, Queens Gardens

£525,000

Hove



Kingsway Court

Excellent positioned on Hove seafront between the sought-after Avenues location, a PURPOSE-BUILT TWO-BEDROOM, TWO-BATHROOM, SIXTH-FLOOR APARTMENT with a SOUTH-FACING BALCONY offering superb SEA VIEWS. Sold with NO ONWARD CHAIN and SHARE OF FREEHOLD.

Set on the sixth floor of a well-maintained purpose-built block on Hove's iconic seafront, this spacious apartment offers bright, generously proportioned accommodation with a wonderful coastal outlook and sea views from every window. The property is presented to a high standard throughout and benefits from a good-sized south-facing living room/diner with large glass sliding doors leading to the balcony, enjoying uninterrupted views along the coastline to the east, taking in both piers, the i360 and stretching as far as Brighton Marina. There is a separate fitted kitchen with plenty of wall and base units, two comfortable double bedrooms both featuring fitted wardrobes, and two modern shower rooms, each with a W/C, providing added convenience. An excellent amount of built-in storage throughout the apartment further enhances its practicality.





A particular highlight is the south-facing balcony, which enjoys wonderful uninterrupted views across Hove Lawns and out to sea, as well as along the coastline towards Brighton. It provides a wonderful spot to sit, relax and enjoy the outlook, making the most of this enviable coastal setting.

Kingsway Court is renowned as one of Hove's most sought-after and extremely well-managed blocks, offering an array of communal amenities including multiple passenger lifts, communal heating and hot water, and porter services.

The Local Area

Primely located on Hove seafront on the corner of Queen's Gardens and Second Avenue, Kingsway Court is in the heart of Hove and the bustle of Church Road, with its many cafes, bars and restaurants.

Just a few steps from Hove Lawns and the beach, there is a wealth of leisure facilities stretching along the seafront, including newly opened padel courts, beach volleyball, and a skate park, together with popular Babble Bar & Restaurant and Rockwater.

The prime central Hove location offers an excellent wealth of amenities, with the cafes, boutiques, bars, and restaurants around Church Road, George Street and Blatchington Road just moments away.





Brighton city centre is a pleasant stroll along the seafront. Easily accessible, Hove mainline station offers convenient links for commuters, and there is access to regular bus services to the centre of Brighton as well as to outlying suburbs and villages.

Local schools include St Andrew's C of E (Aided) Primary School, Brunswick Primary School and Brighton & Hove High School.

Further Information

The property is situated in Parking Zone N. Currently the property is in Council Tax band D which was charged at £2,579.44 for 2026/27. EPC rating - TBC. Broadband & Mobile Phone Coverage - The block has recently added Full Fibre broadband connectivity to each apartment. 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: Share of Freehold

Unexpired term on lease - 936 years

Service Charge - £5,175.88 pa

Reserve Fund - £1,877.64 pa

Ground Rent - £50 pa

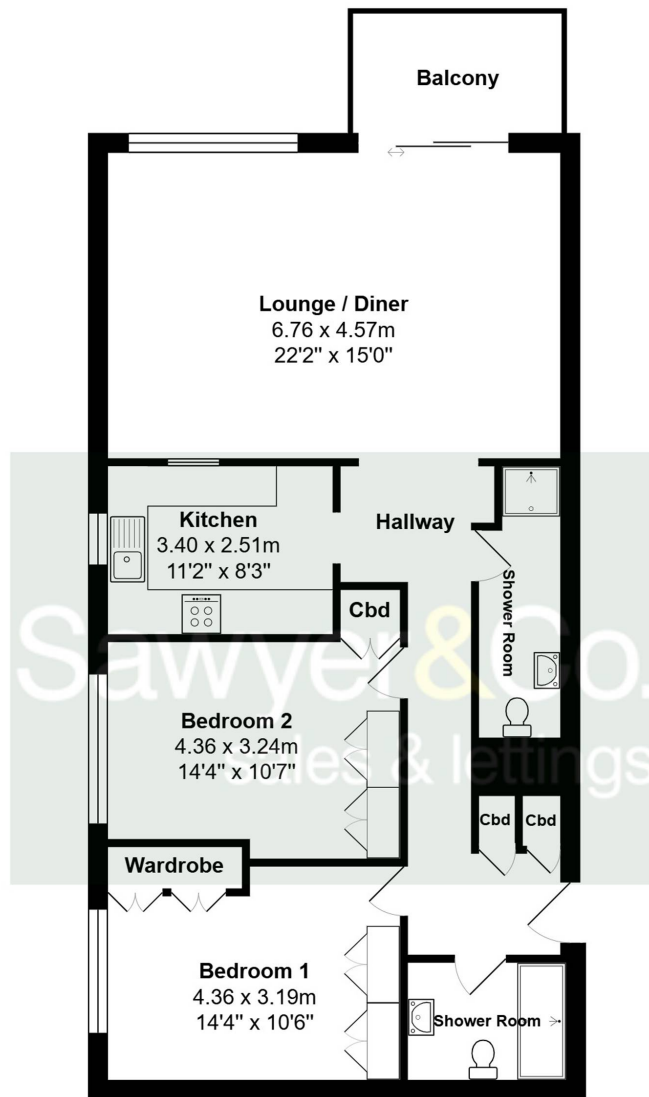
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 93.9 m² ... 1011 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- 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. Room sizes are approximate.