

Flat 3,197 Kingsway

Hove BN3 4FD

Guide Price £425,000-£450,000
Share of Freehold

- STUNNING SEAFRONT LOCATION
- DIRECT SEA VIEWS
- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- WORKING FIREPLACE
- LEASE ALLOWS PETS AND AIR BNB

GUIDE PRICE £425,000 - £450,000 Occupying a truly enviable seafront position, this beautifully presented apartment enjoys an exceptional setting directly opposite Hove Beach and the recently completed Hove Beach Park, with the popular Rockwater and Babble venues just moments away. Combining elegant interiors with a highly desirable coastal lifestyle, the property offers a rare opportunity to acquire a home in one of Hove's most sought-after locations.

Presented in excellent decorative order throughout, the accommodation is both bright and inviting. The impressive living room benefits from uninterrupted sea views across the English Channel and features a charming working fireplace, creating a wonderful focal point. The second bedroom also enjoys direct sea views, whilst the principal bedroom and rear of the property take full advantage of far-reaching views towards the South Downs, providing an attractive contrast between coast and countryside.

Further benefits include a share of the freehold, with the lease permitting both pets and short-term holiday letting (Airbnb), offering flexibility for both owner-occupiers and investors alike.

Despite its idyllic waterfront setting, the property remains exceptionally well connected, with Hove Mainline Station, the city centre, an excellent selection of independent cafés, restaurants and shopping facilities all within easy reach.

Second Floor.

ENTRANCE HALL Radiator, entry system telephone.

KITCHEN Incorporating sink with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with concealed extractor over, oven, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, tiled floor, sash window offering views to the South Downs.

LIVING/DINING ROOM South facing with direct sea views, stunning working fireplace with tiled brick surround and marble mantle, radiator, exposed

floorboards.

BEDROOM 1 Range of fitted wardrobes, feature fireplace, radiator, high level storage, sash window with views towards the south downs.

BEDROOM 2 South facing with direct sea views, feature fireplace, radiator.

BATHROOM Comprising tiled panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls.

OUTGOINGS Share of Freehold.

Remainder of 999 year lease.

Maintenance £789.48 per quarter.

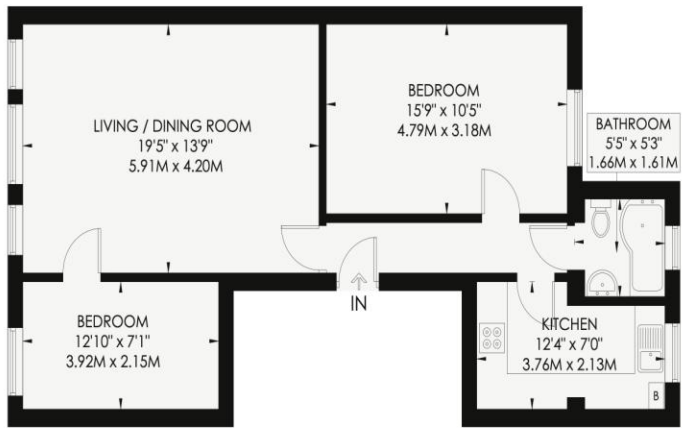
Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

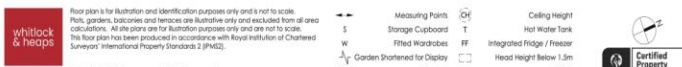
KINGSWAY

HOVE

APPROXIMATE GROSS INTERNAL AREA
65.6 sq m / 706 sq ft



Second Floor
65.6 sq m / 706 sq ft



65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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