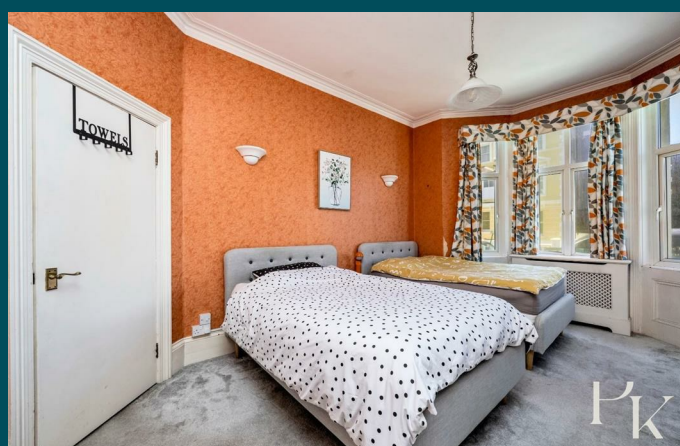




Flat 7 Girton House Kingsway
Hove, BN3 4FB



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Asking price £430,000

Occupying the ground floor of the characterful Girton House on Hove's iconic seafront, this impressive two-bedroom apartment combines generous proportions, beautiful period detailing and an exceptional coastal location. Extending to approximately 869 sq ft, the property has a wonderful sense of scale, with high ceilings, ornate cornicing and striking bay windows adding to its period character.

The centrepiece is the superb 22'4" x 15'6" sitting and dining room – an elegant and exceptionally spacious reception room ideal for both relaxed living and entertaining. A broad bay floods the room with natural light, while intricate decorative plasterwork, timber flooring and a handsome period fireplace provide a fitting reminder of the building's heritage. The raised bay creates a natural dining area while leaving ample space for generous seating.

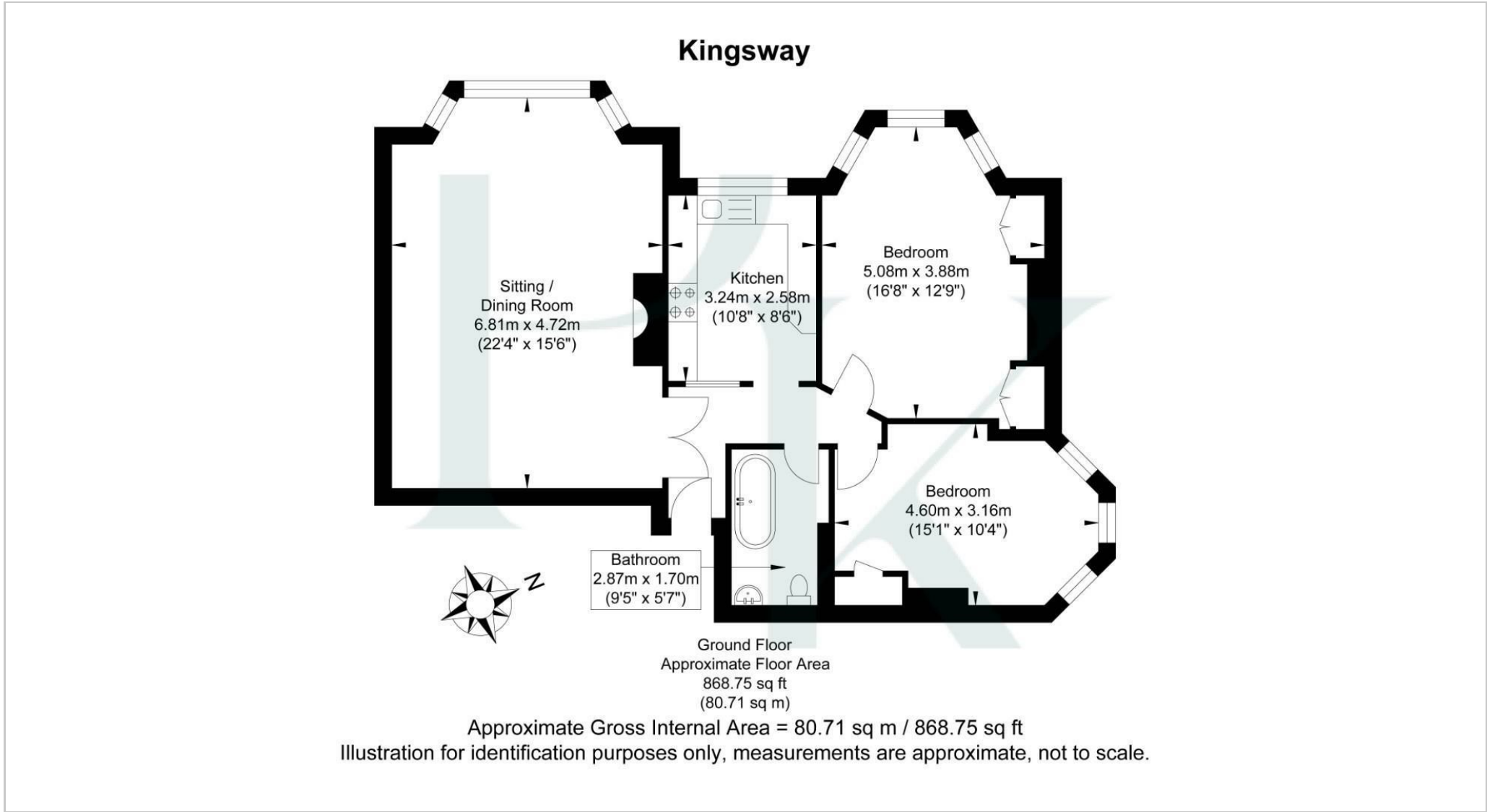
Positioned separately, the kitchen is well arranged with an extensive range of cabinetry, dark work surfaces and integrated cooking appliances, providing plenty of practical preparation and storage space.

Both bedrooms are notably well proportioned and benefit from attractive bay windows. The principal bedroom measures approximately 16'8" x 12'9", while the second is another genuine double at approximately 15'1" x 10'4", making it equally suited to guests, children or a generous home office. A tiled family bathroom with a full-size bath and overhead shower completes the accommodation.

The location is a major part of the appeal. Girton House sits directly on Kingsway, placing Hove's seafront and promenade on the doorstep. Rockwater, Yellowave Beach Sports and the nearby padel courts are all immediately accessible, creating an enviable lifestyle centred around the beach, sport, dining and the outdoors.

The wider amenities of Hove are within easy reach, while excellent bus services along Kingsway provide straightforward connections into central Brighton and west towards Shoreham and Worthing.

With its substantial room sizes, wealth of period character and superb position opposite some of Hove's most popular seafront destinations, this is a distinctive coastal home offering considerably more presence and space than the average two-bedroom apartment.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan