



20 Courtenay Gate Courtenay Terrace

Hove, BN3 2WJ

Offers in excess of £500,000

GUIDE PRICE £500,000 - £525,000

Occupying a prime position on Hove's iconic seafront, this exceptional apartment is set within the prestigious Neo Georgian purpose built block of Courtenay Gate. Perfectly positioned opposite the promenade and beach, the property enjoys sea views while offering generous proportions and an abundance of beautifully preserved Art Deco features throughout.

Located on the third floor, the apartment extends to approximately 1,329 sq ft and offers well-balanced accommodation arranged around a central hallway. The standout feature is the magnificent west-facing sitting room, an elegant space with a distinctive curved bay and a series of large windows that flood the room with natural light. Original Art Deco details, including the sweeping ceiling design, enhance the sense of character and period charm.

The modern fitted kitchen is well arranged with sleek cabinetry, wooden work surfaces and integrated appliances, offering ample preparation and storage space.

There are three bedrooms, including a particularly spacious principal bedroom and a generous second bedroom, both enjoying excellent natural light. The third bedroom provides flexibility as a guest room, study or home office. A family bathroom and separate WC complete the internal accommodation.

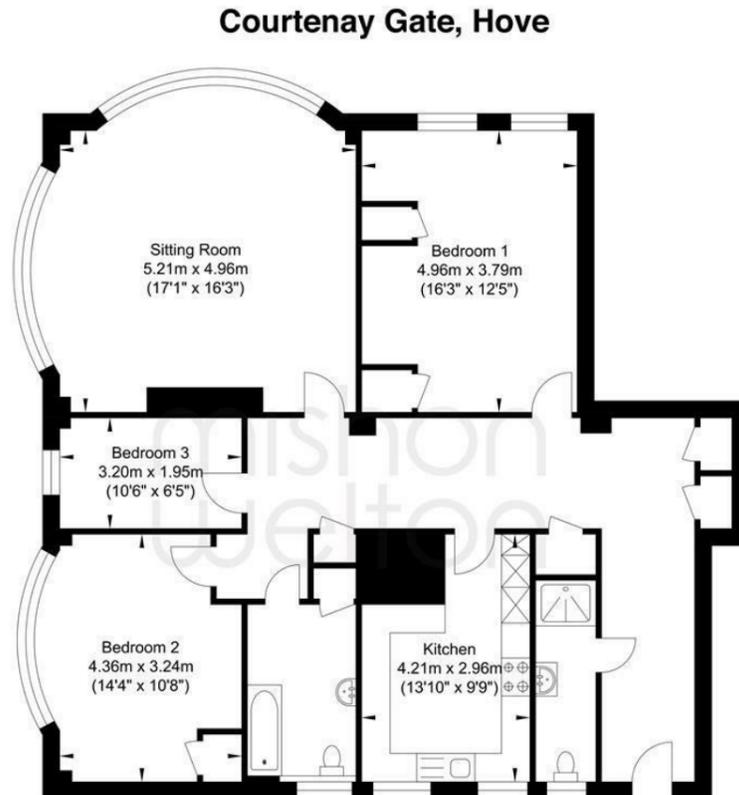
Throughout the apartment, the original architectural detailing of the building remains evident, from the elegant curved lines to the generous ceiling heights, reflecting the distinctive Art Deco heritage of this landmark seafront development.

Courtenay Gate is widely regarded as one of Hove's most prestigious purpose-built blocks, benefiting from an impressive entrance, lift service and a prime position directly opposite the sea. The property is also conveniently located for the amenities of Church Road, with its excellent range of cafés, restaurants and shops, while Hove Station provides direct links to London.



- Prestigious seafront position
- Spacious 1,329 sq ft
- Three bedrooms
- Basic Service Charge = £2,914 + Additional Services (inc utilities, caretaker, contribution to works) = £7,227
- Live in concierge/caretaker
- Free parking on a first come basis
- Beautiful original Art Deco detailing
- Two Bathrooms
- Lift access within a landmark Neo-Georgian block
- Third floor 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		
	77	
England & Wales	EU Directive 2002/91/EC	



Third Floor
Approximate Floor Area
1329 sq ft
(123.5 sq m)

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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All measurements are approximate

