Aurum, Kingsway, Hove, BN3 4GU

Asking Price £775,000

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Discover this exquisite two-bedroom, two-bathroom sixth-floor apartment in Hove, offering stunning south-facing sea views from two balconies. Featuring a Porcelanosa kitchen, bespoke bathrooms, underfloor heating, and private EV-ready parking. Share of Freehold.

An exceptional opportunity to acquire a truly luxurious, completely south-facing sixth-floor apartmen at the pretigious Aurum development, perfectly positioned to offer breathtaking elevated views across Hove Seafront. This stunning two-bedroom, two-bathroom residence on the Kingsway presents the perfect coastal living experience, offered for sale with a Share of Freehold and the remainder of a BLP New Build Warranty.

The spacious reception area is bathed in natural light, creating an inviting atmosphere, and features elegant herringbone engineered wood flooring that extends throughout. This thoughtful design choice not only enhances the aesthetic appeal but also provides a durable and stylish foundation for modern living. The heart of this home is undoubtedly high quality Porcelanosa kitchen, meticulously designed with integrated appliances that blend seamlessly into the contemporary cabinetry. This culinary space is both highly functional and visually striking, perfect for entertaining or preparing everyday meals. The Quartzstone Island breaks up the open-plan layout to ensure a fluid connection with the living area, allowing for effortless social interaction.

One of the most captivating features of this apartment is its direct access to two private balconies, both enjoying a coveted south-facing aspect. These outdoor spaces provide the ideal setting for enjoying morning coffee, al fresco dining, or simply unwinding while soaking in the panoramic vistas of the English Channel and the vibrant Hove coastline.

The elevated position on the sixth floor ensures an unobstructed and truly spectacular outlook. The apartment boasts two generously sized bedrooms, each designed as a tranquil retreat. The master bedroom benefits from a luxurious bespoke en-suite bathroom, crafted by Porcelanosa, featuring high-end fixtures and contemporary tiling. A second equally well-appointed bathroom, also from Porcelanosa, serves the second bedroom and guests, maintaining the property's consistent standard of luxury.

Comfort and efficiency are paramount in this residence, with underfloor heating providing warmth throughout and contributing to its high energy performance rating. This ensures a comfortable living environment whilst keeping running costs in mind. Further enhancing the convenience and appeal of this property is the private allocated underground parking space, complete with provisions for EV charging, a highly sought-after amenity in today's market. Situated in a prime Sussex location, Aurum on The Kingsway offers easy access to Hove's array of independent shops, cafes, restaurants, and excellent transport links. The seafront promenade is literally on your doorstep, inviting leisurely strolls and outdoor activities. This apartment represents an exceptional opportunity to acquire a turn-key luxury home in a highly desirable coastal setting.

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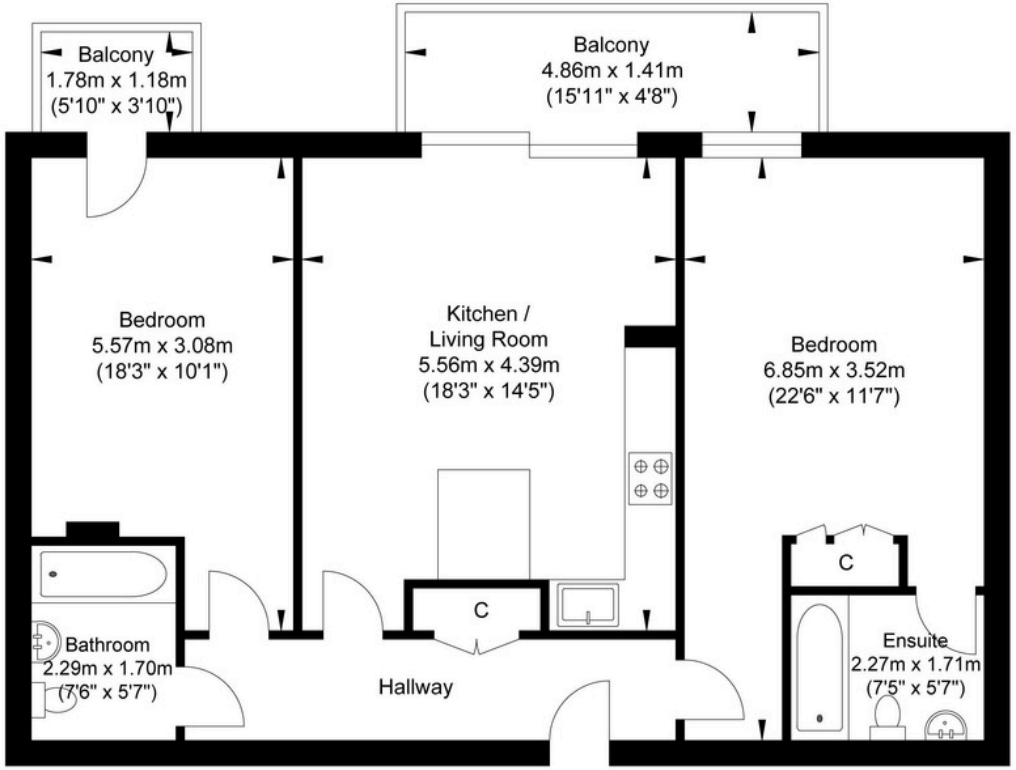

Sixth Floor
Approximate Floor Area
825.05 sq ft
(76.65 sq m)

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Approximate Gross Internal Area = 76.65 sq m / 825.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure - Share Of Freehold
Ground Rent £0
Service Charge Approximately £2,234 Per Annum
Council Tax Band D

Energy Performance Certificate

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
arla | propertymark PROTECTED
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Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
sales@oakleyproperty.com

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