

32 Queens Road, Brighton, BN1 3YE

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## Lancaster Court, Hove, East Sussex BN3 2TQ £1,500 PCM

This BEAUTIFULLY REFURBISHED two double bedroom ground-floor apartment benefits from a PRIVATE BALCONY/TERRACE and is set within a well-maintained and highly regarded apartment block on Kingsway, Hove, directly by the seafront.

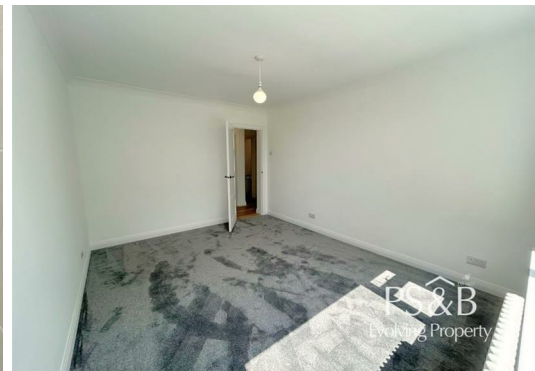
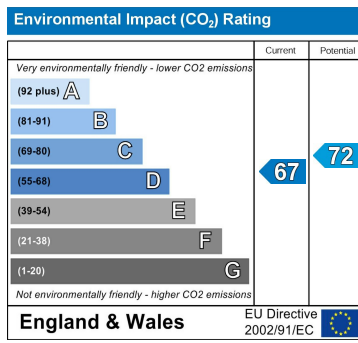
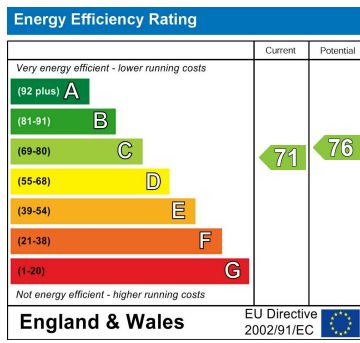
The property is ideally positioned moments from Hove Lawns, the King Alfred Leisure Centre, and popular seafront destinations including Rockwater, offering excellent dining, fitness, and lifestyle amenities. The location also provides easy access into Brighton & Hove city center, excellent transport links, and scenic coastal walks right on your doorstep, making this a highly desirable BN3 address.

Internally, the apartment has been NEWLY REFURBISHED THROUGHOUT, including brand-new flooring and neutral décor, creating a bright and contemporary living space. The spacious living room is filled with natural light and opens directly onto the private balcony/terrace, ideal for outdoor dining or relaxing by the sea. A particular benefit is that SEASONAL COMMUNAL HEATING IS INCLUDED WITHIN THE RENT, providing comfort and added value.

There are two GENEROUSLY SIZED double bedrooms, one of which benefits from BUILT-IN WARDROBES. The brand-new kitchen is finished to a sleek, modern standard and offers ample storage, a breakfast bar option, and will be supplied with a washing machine and fridge/freezer. The bathroom has been completed to a high specification, featuring modern fittings, a full-size BATH ONLY, and a heated towel rail.

An excellent opportunity to secure a stylish coastal home in one of Hove's most sought-after seafront locations.





**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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