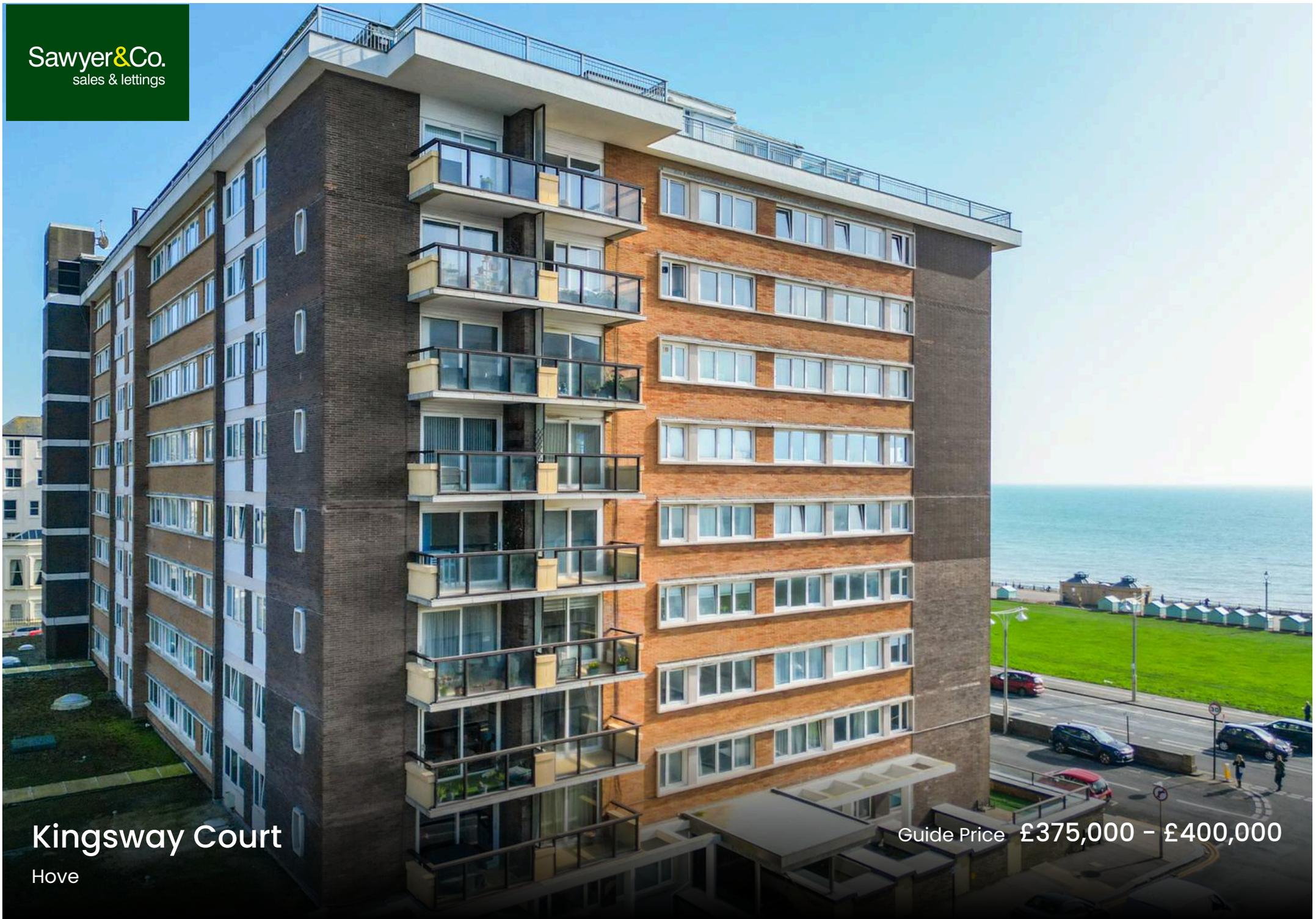


Sawyer&Co.
sales & lettings

Kingsway Court

Hove

Guide Price £375,000 - £400,000





Excellently positioned on Hove seafront in the sought-after Avenues location, a PURPOSE-BUILT TWO BEDROOM FOURTH FLOOR APARTMENT with a WEST FACING BALCONY offering lovely SEA VIEWS. Sold with NO ONWARD CHAIN.

Set on the **fourth floor** of a well regarded purpose built block on **Hove's iconic seafront**, this attractive apartment offers bright, well-proportioned accommodation with a wonderful coastal outlook.

The property is presented to a good standard throughout and features a **spacious west facing lounge**, a **separate fitted kitchen**, **two good sized double bedrooms** and a **bathroom fitted with a white suite**. There is also an excellent amount of **built-in storage** throughout the apartment, adding to its practicality. A particular feature of the property is the **west facing balcony**, which enjoys lovely views across **Hove Lawns** towards the **sea**, creating an ideal space to relax and take in the setting.

Kingsway Court is renowned as one of Hove's most sought-after and extremely well managed blocks, offering an array of communal amenities including multiple passenger lifts, communal heating and hot/waste water, and porter services. Underground car and bicycle parking are also available, subject to availability and an additional quarterly charge.

The Local Area

Primely located on Hove seafront on the corner of Queen's Gardens and Second Avenue, Kingsway Court is in the heart of Hove and the bustling cafe culture of Church Road, with its many cafes, bars and restaurants.



Just a few steps from Hove Lawns and the beach, there is a wealth of leisure facilities stretching along the seafront, including newly opened padel courts, beach volleyball, and a skate park, together with popular Babble Bar & Restaurant and Rockwater. Easily accessible, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton.

Local schools include St Andrew's C of E (Aided) Primary School, St Christopher's School, Brunswick Primary School and Brighton & Hove High School.

Further Information

The property is situated in Parking Zone N. Currently the property is in Council Tax band C which was charged at £2,292.84 for 2026/27. EPC rating - C

Broadband & Mobile Phone Coverage - The block has recently added Full Fibre broadband connectivity to each apartment. Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold. Unexpired term on lease - 939 years

Service Charge - £3,231.52 pa

Reserve Fund - £1,172.40 pa

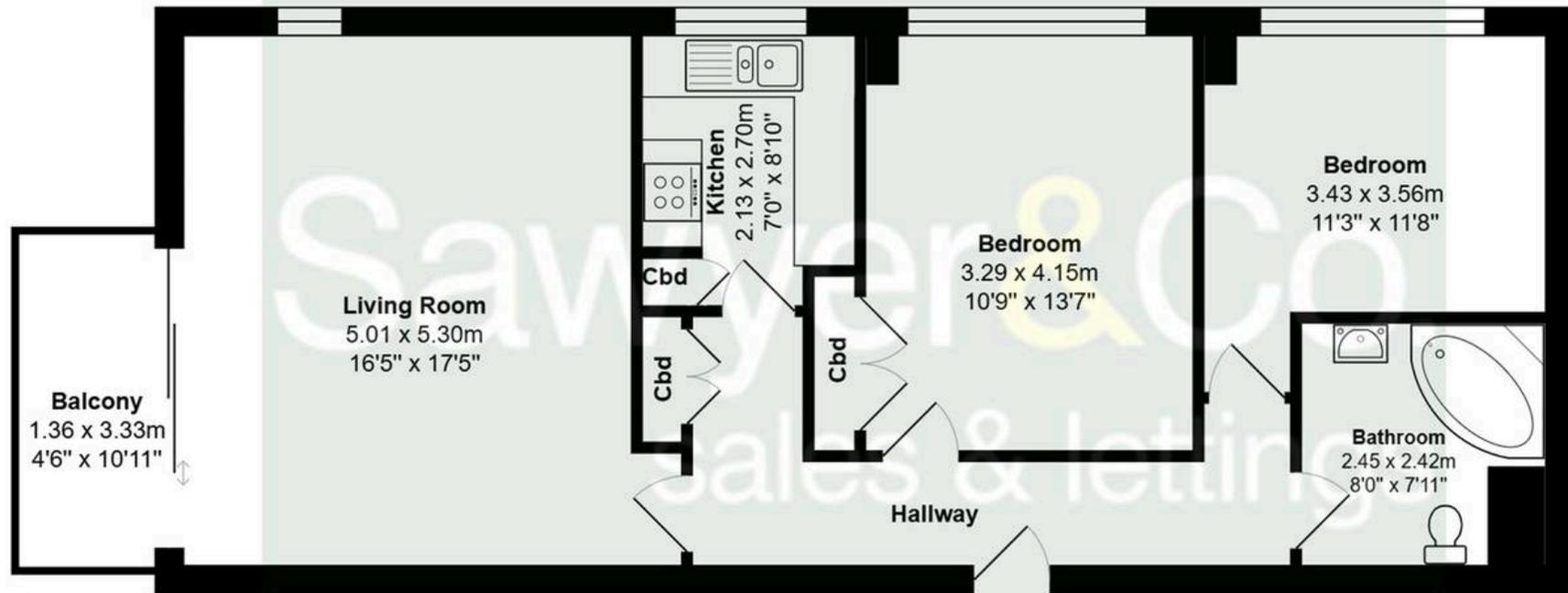
Ground Rent - £50 pa

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 72.7 m² ... 782 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.