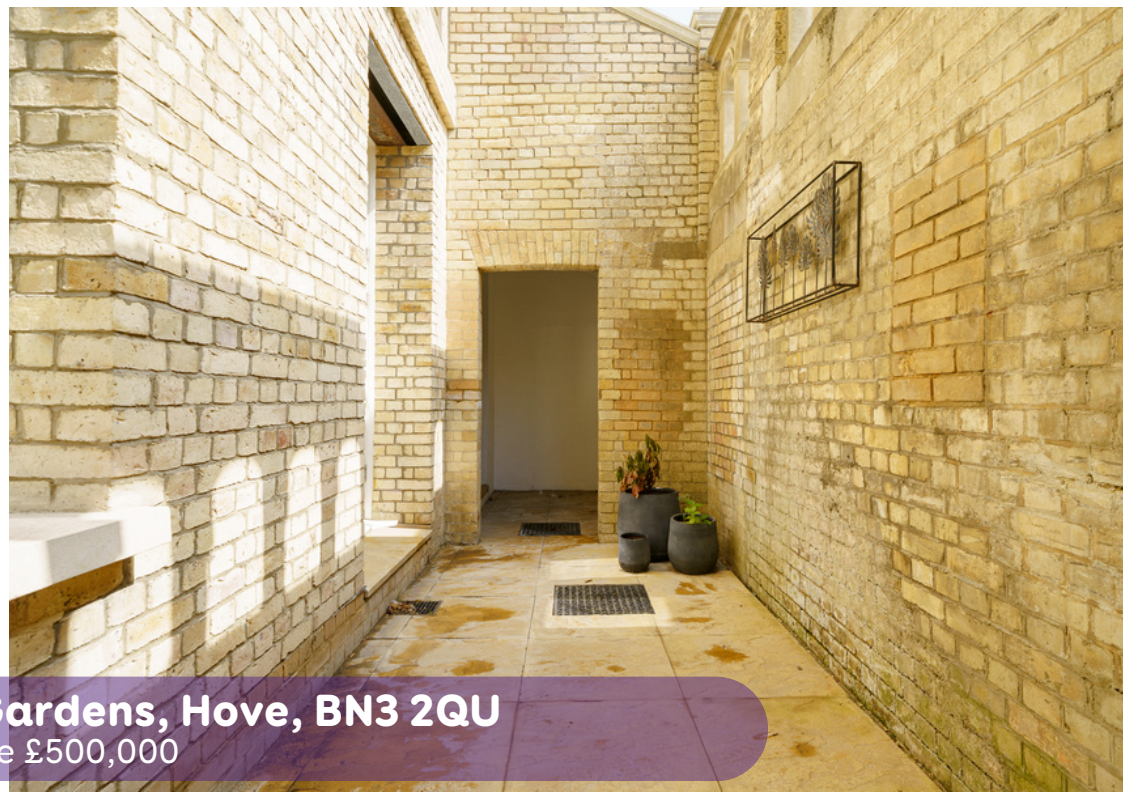




Kings House, Queens Gardens, Hove, BN3 2QU
Asking Price £500,000

Kings House, Queens Gardens, Hove, BN3 2QU

Discover this exquisite 732 sqft, one-bedroom apartment in the prestigious Grade II listed Kings House, Hove. Featuring a concierge service, and allocated underground parking, it offers sophisticated seafront living.

Situated within the iconic Grade II listed Kings House, this exceptional one-bedroom apartment presents a rare opportunity to acquire a luxurious residence in one of Hove's most sought-after locations. Spanning 732 square feet (68 square metres), this meticulously designed property combines historical grandeur with contemporary comfort, making it an ideal home for discerning buyers.

The apartment boasts a thoughtfully laid-out interior, featuring a spacious reception room, a well-appointed bedroom, and a modern bathroom. Throughout the property, residents will benefit from the comfort of underfloor heating, ensuring a warm and inviting atmosphere during cooler months. A state-of-the-art MVHR (Mechanical Ventilation with Heat Recovery) system provides continuous fresh, filtered air, contributing to a healthy and energy-efficient living environment.

One of the standout features of this property is its inclusion of allocated underground gated parking, offering secure and convenient vehicle storage, a true premium in this vibrant coastal area.

Furthermore, residents of Kings House enjoy access to an exclusive on-site residents' lounge, complete with provisions for working from home facilities, perfect for those seeking a flexible lifestyle.

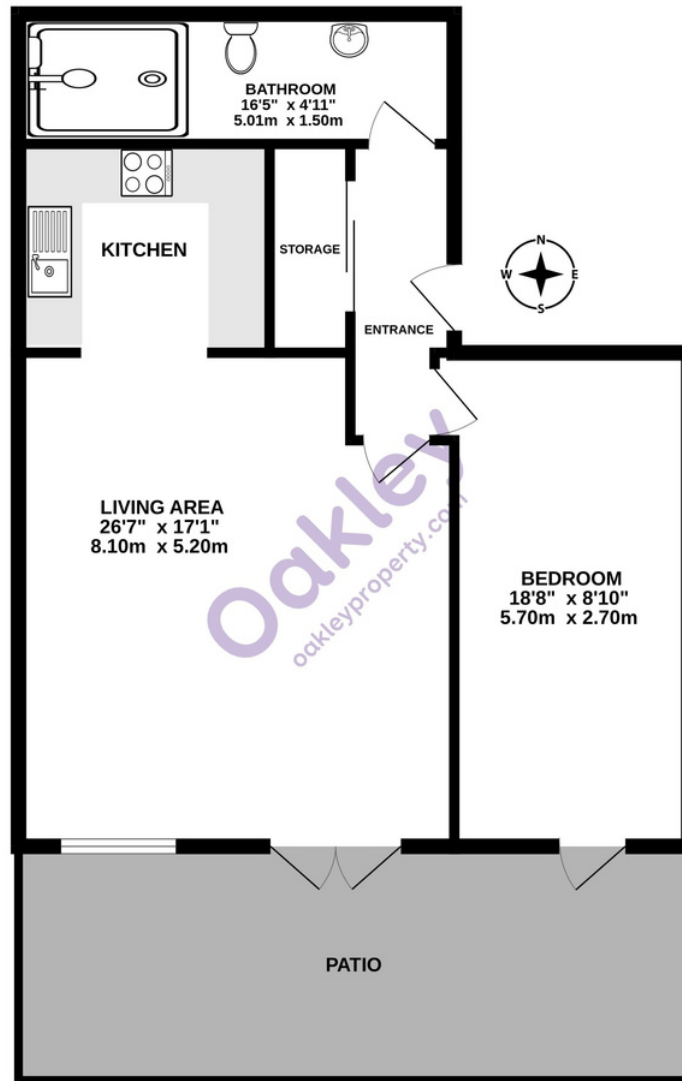
Security and convenience are paramount, with a dedicated concierge service ensuring a smooth and secure living experience. The apartment also benefits from a charming patio area, providing a private outdoor space for relaxation, complemented by additional storage solutions.

Kings House is sold with the remainder of a 10-year Buildzone Warranty, offering peace of mind for new owners, alongside a share of the freehold. Its prime location on Hove Seafront allows residents to enjoy leisurely strolls along the promenade, vibrant local cafes, and excellent transport links.

This property represents an unparalleled blend of historic charm, modern amenities, and an enviable coastal lifestyle.



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.
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Agents Notes

Tenure Share in the Freehold
A New 999 Year Lease From 2021
Service Charge Approx £3,074 Per Annum
Ground Rent N/A
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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