



Courtenay Gate, Courtenay Terrace, Hove, BN3 2WJ  
**£425,000 - £450,000 Guide**



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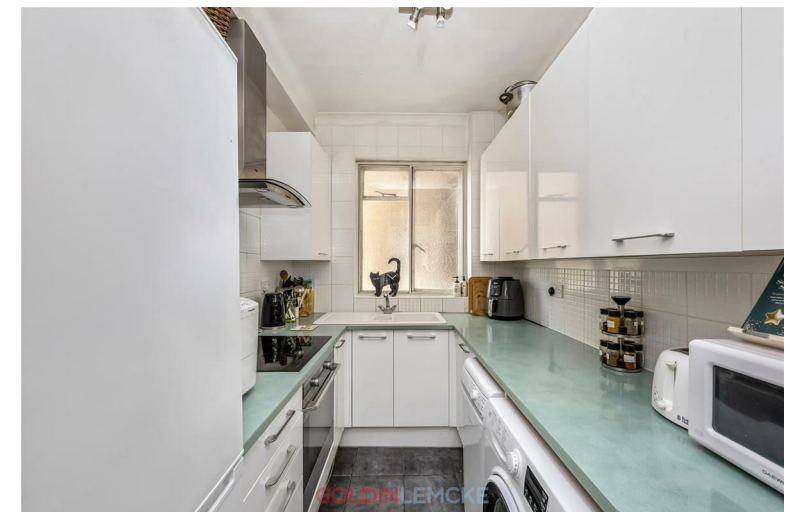
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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

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A stunning two-bedroom flat occupying part of the first floor of the prestigious and highly sought-after Courtenay Gate, positioned directly on Hove seafront. The property enjoys sea views, well-presented accommodation throughout, and a wealth of period features. Early and internal viewing is highly recommended.





## Further Information

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Set within arguably one of Hove's most iconic buildings, the block itself benefits from impeccably maintained communal areas, a live-in caretaker, passenger lift to all floors, and first-come, first-served parking.

The accommodation comprises a spacious entrance hall with excellent storage, west-facing living room with a bay window and decorative ceiling coving, kitchen, and a bathroom with both a walk-in shower and separate bath. There are two bedrooms, both with fitted storage, with the principal room enjoying further sea views. Additional benefits include sliding double-glazed sash windows and a share of freehold.

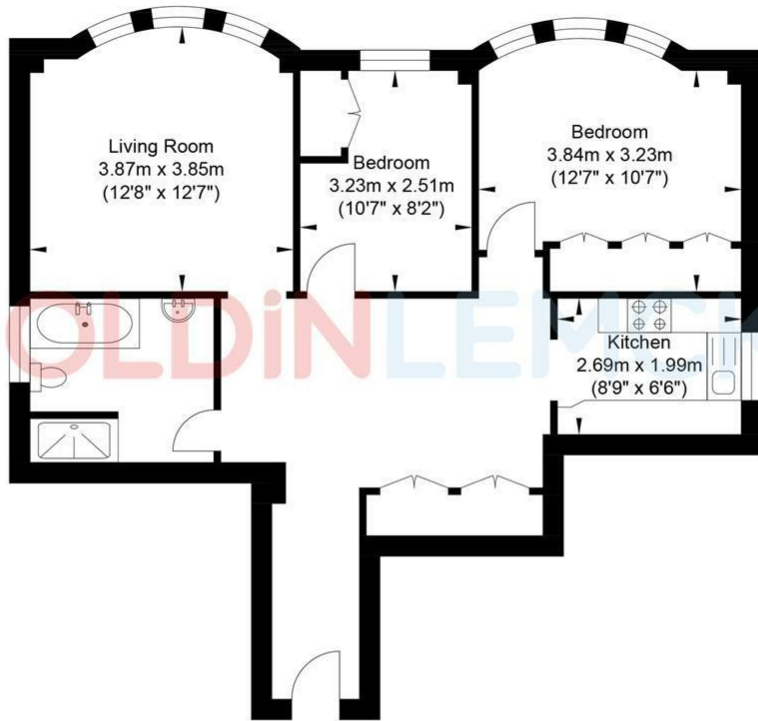


Courtenay Gate is ideally situated on Hove's prestigious seafront, offering stunning coastal views and direct access to the promenade. This sought-after location is within walking distance of Hove Lawns, local shops, cafes, and restaurants, as well as the many amenities of Church Road. Excellent transport links, including Hove Station, are nearby, making it convenient for commuters while providing a highly desirable coastal lifestyle.

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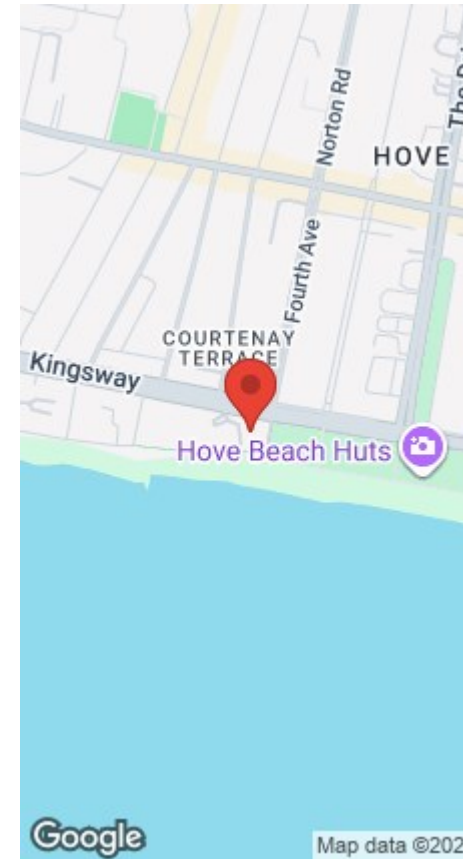
# Kingsway



First Floor  
Approximate Floor Area  
731.94 sq ft  
(68.08 sq m)



Approximate Gross Internal Area = 68.08 sq m / 731.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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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		66	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.