



Flat B, 1 Kings Gardens, Hove BN3 2PE

Asking Price £350,000

- TWO BEDROOMS
- WHITE BATHROOM SUITE
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- ALLOCATED PARKING SPACE
- SHARE IN THE FREEHOLD
- COMMUNAL GARDENS
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are delighted to bring to market this stunning two-bedroom apartment being situated in this prime seafront location being presented in excellent order throughout with a delightful kitchen/breakfast room and living room. Featuring communal gardens and an allocated parking space. Being sold with a share in the freehold and no onward chain.

1 Kings Gardens is located on the corner of Kingsway and Grand Avenue, you have to only cross the road and you are on Hove lawns and seafront. An array of eateries, cafes and shopping facilities are within walking distance as well as Hove mainline station offering direct links to London.

ENTRANCE HALL Two entrances, one from the communal hall and the other is separate street entrance. Fitted cupboard, two radiators.

KITCHEN/BREAKFAST ROOM Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent work surface with range of cupboards and drawers under, matching eye-level wall cupboards, inset four ring ceramic hob with stainless steel extractor and splashback, eye-level oven and microwave, integrated fridge/freezer, washing machine and dishwasher, two sash windows, radiator, engineered wood floor, space for table and chairs.

LIVING/DINING ROOM Two sash windows, radiator.

BEDROOM 1 Two sash windows, radiator.

BEDROOM 2 Two sash windows, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower over, glazed shower screen, wash-hand basin with drawers under, low level w.c., cupboard housing 'Worcester' gas-fired boiler, tiled floor, part tiled walls, heated ladder style towel rail.

OUTSIDE

PARKING SPACE B

COMMUNAL GARDENS

OUTGOINGS Share of freehold.

Lease: Remainder of 999 years.

Maintenance Charge: £3,400.00 p.a.

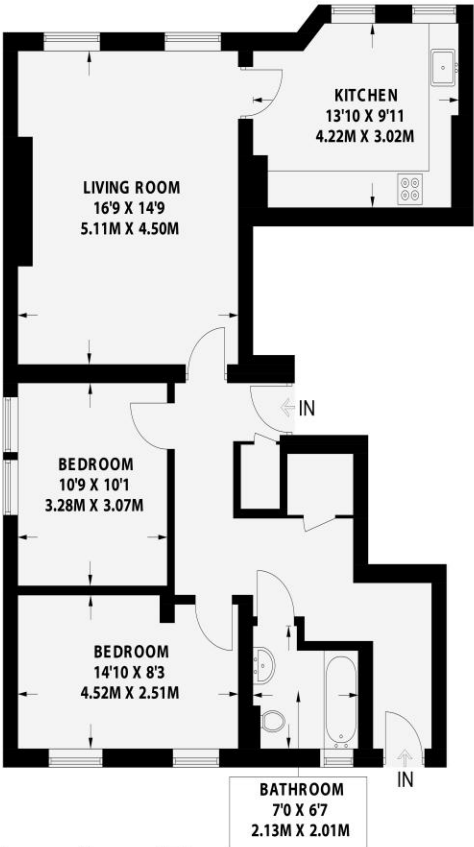
Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

KINGS GARDENS

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
869 sq ft / 80.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
881 sq ft / 81.9 sq m



Lower Ground Floor
881 sq ft / 81.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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