



Kingsway, Hove

25% Shared Ownership

£137,500

Leasehold

- THREE BEDROOM, TWO BATHROOM MODERN APARTMENT
- SPANNING APPROX 996 SQ. FT.
- WEST FACING BALCONY WITH SEA VIEWS
- SITUATED ON HOVE SEAFRONT
- WALKING DISTANCE TO HOVE MAINLINE STATION
- UNDERFLOOR HEATING THROUGHOUT
- 25% SHARED OWNERSHIP

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Robert Luff & Co are delighted to bring to market this beautifully presented modern three-bedroom apartment on the second floor. At its heart is a light-filled, dual-aspect reception room with elegant wood flooring and a door out to a private balcony, which is ideal for relaxing or entertaining. The open-plan kitchen is finished to a high standard, with sleek handle-less units and a full range of integrated appliances.

There are two generous double bedrooms, a versatile third bedroom, a high-spec family bathroom and a stylish en-suite shower room. A welcoming entrance hall has a large built-in storage and utility cupboard, so there's plenty of practical space.

The apartment is built to demanding insulation standards, with high-performance glazing and communal heating and hot water, which together give it a very good energy-efficiency rating. Residents have a secure communal cycle store and the convenience of a Co-op on the ground floor.

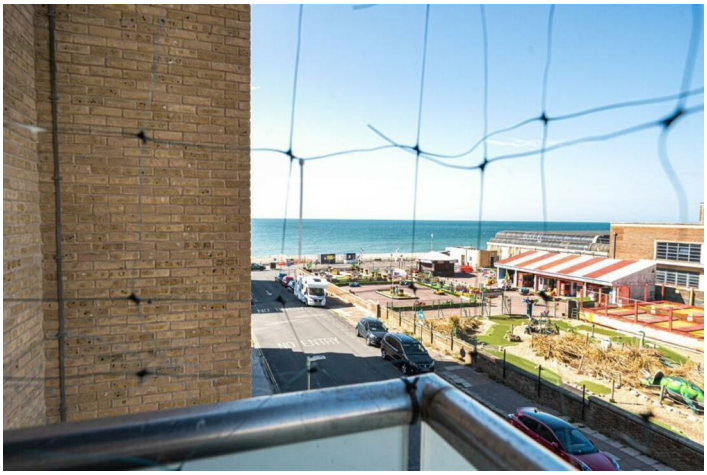
The location is excellent. The many shops, cafés and restaurants of Church Road are on your doorstep, King Alfred Leisure Centre is directly opposite, and Hove Station is a comfortable walk or a short bike ride away.

Robert Luff & Co
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T: 01273 921133 E:
www.robertluff.co.uk







Accommodation

Entrance Hall

Kitchen / Reception Room 21'1" x 14'8" (6.45 x 4.49)

Balcony 8'9" x 4'5" (2.68 x 1.35)

Bedroom One 18'5" x 11'1" (5.63 x 3.39)

En Suite 6'11" x 5'3" (2.12 x 1.62)

Bedroom Two 16'7" x 10'9" (5.08 x 3.28)

Bedroom Three 10'0" x 9'6" (3.06 x 2.90)

Bathroom 7'10" x 6'0" (2.39 x 1.84)

Agents Notes

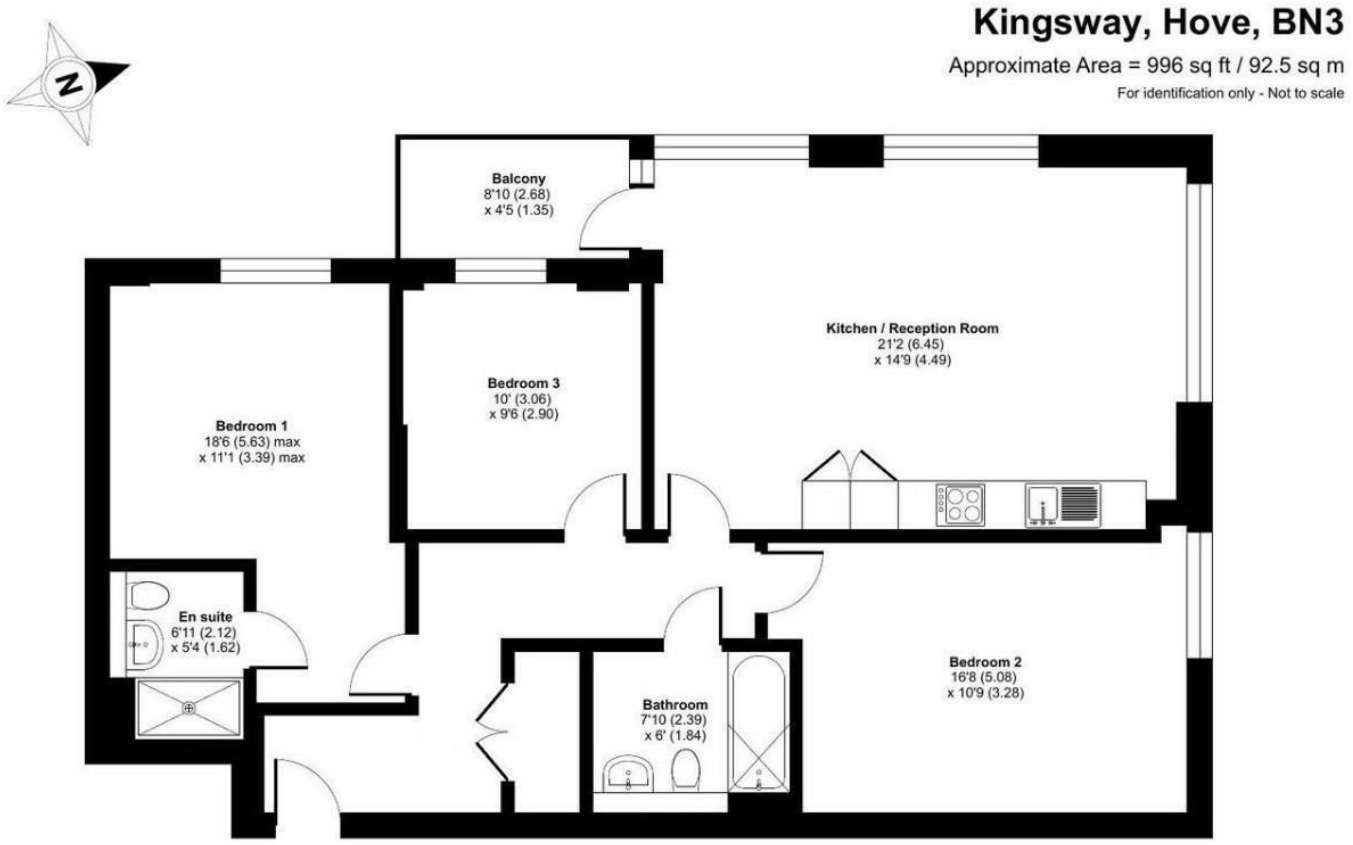
RICS Full market value: £550,000 (expiry 11/11/2026)
Percentage for sale: 25% (£137,500) – based on RICS
Rent: £1,144.56 p/m
Service charge: £274.94
Council Tax: Band D, Brighton & Hove City Council.
EPC Rating: B

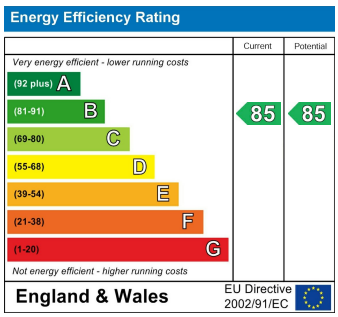


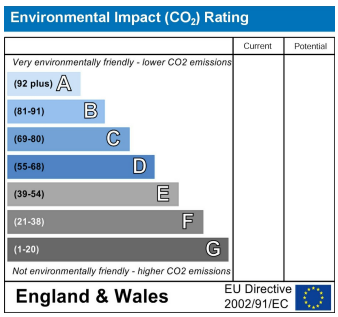


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Floorplan







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