

Kingsway, Hove, BN3 2PU

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welcome to

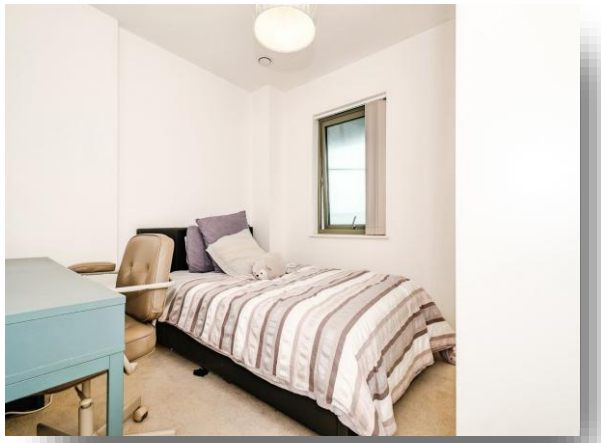
Kingsway, Hove

Seafront living in the heart of Hove. A stylish second-floor apartment featuring a dual-aspect living space, open-plan kitchen, private balcony, three bedrooms, bathroom and en-suite. Moments from Church Road, opposite the King Alfred and close to Hove Station.











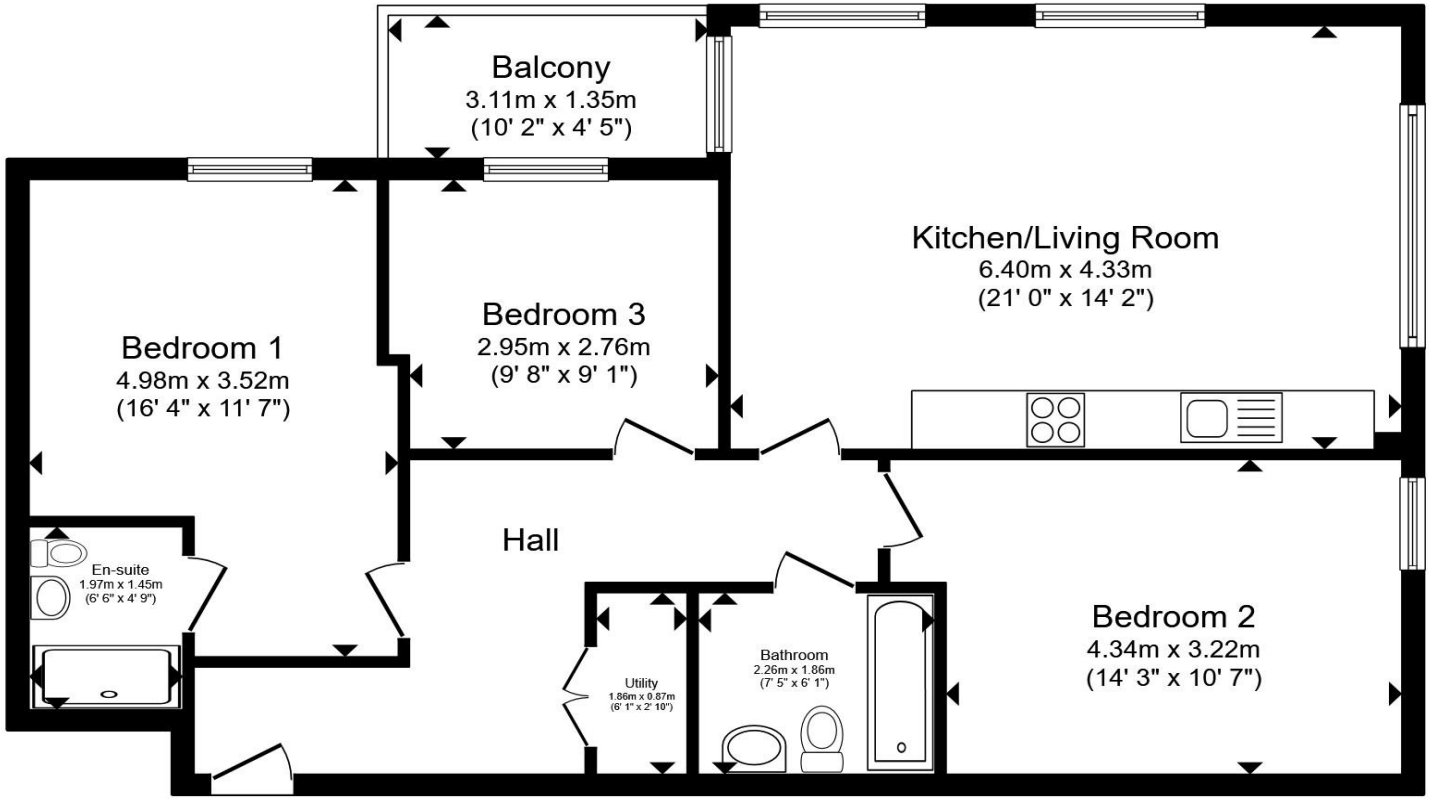


This beautifully presented second-floor apartment offers contemporary coastal living on one of Hove's most sought-after seafront avenues. At its heart is a generous dual-aspect reception space with elegant wood flooring, seamlessly flowing into a sleek open-plan kitchen fitted with stylish handleless cabinetry and integrated appliances. French doors open onto a private balcony, creating the perfect setting for relaxing or entertaining.

The accommodation comprises two spacious double bedrooms, a versatile third bedroom ideal as a guest room, nursery or home office, and a luxurious family bathroom complemented by a smart en-suite shower room. A substantial built-in utility and storage cupboard enhances practicality, while high levels of insulation, performance glazing and an efficient communal heating and hot water system contribute to an impressive energy rating.

Residents benefit from secure cycle storage, while a Co-op convenience store occupies the ground-floor commercial unit. The vibrant cafés, restaurants and independent shops of Church Road are moments away, with the King Alfred Leisure Centre directly opposite and Hove Station within easy walking and cycling distance, ensuring excellent connectivity to Brighton, London and beyond.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 88.5 m² (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to Kingsway, Hove

- Prime seafront location on prestigious Kingsway
- Stylish second-floor apartment with private balcony
- Bright dual-aspect living and dining space
- Contemporary open-plan kitchen with integrated appliances
- Two generous double bedrooms plus versatile third bedroom
- Luxury bathroom and modern en-suite shower room
- Excellent energy efficiency with communal heating and hot water
- Moments from Church Road, Hove Station and King Alfred Leisure Centre

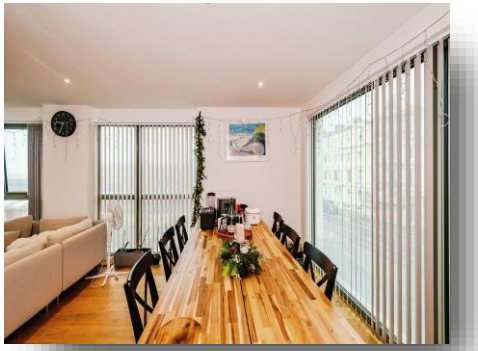
Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 3000.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£565,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRH110616

The Property Ombudsman

Property Ref:
CRH110616 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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