

Kingsway, Hove

Guide price £375,000 to £425,000

HEALY & NEWSOM

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Kingsway, Hove, East Sussex, BN3 4FD

Guide Price £375,000 to £400,000

A delightful garden apartment offers a perfect blend of modern living and coastal charm, just moments from Hove beach and the picturesque promenade, this property is ideal for those who appreciate the beauty of seaside living.

Upon entering, you are greeted by a private front door opening to a spacious lobby with elegant ceramic tiling flooring and double doors opening to the entrance hall. The property has a versatile layout with the south-facing reception room having a bay window, with views over the front patio that is also included with this property. High ceilings throughout create an airy atmosphere, while varnished floorboards add a touch of character to the living room and bedroom.

The kitchen is well-equipped with space an provision for an oven and washing machine, all while providing lovely views of the expansive garden. There is a contemporary shower room which is finished to a high standard and features underfloor heating for added comfort.

The spacious bedroom has French double glazed doors with serene views over the rear walled garden. One of the standout features of this property is the remarkable rear garden, measuring approximately 84'1 (25.63m) in length. This idyllic outdoor space is mainly laid to lawn with gated access leading to Walsingham Road. This delightful garden has a decked patio and includes an ornamental cherry tree, and beautiful roses and ferns, making it a perfect retreat for relaxation or entertaining.

Refurbished beautifully throughout by the current owner, this flat is situated in a well cared for period building, ensuring a pleasant living experience. This property is a rare find, combining modern amenities with the allure of garden living in a prime coastal location.

Location

This property is situated on Hove seafront and is ideally positioned for all that Hove and Brighton has to offer. Situated opposite Hove's newest beach-park development, the inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle courts. The Rockwater and Babble hospitality venues are also moments from the property, within a short distance there is the King Alfred Leisure centre where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

There is an extensive selection of cafés, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. For the commuters, Hove mainline railway station is approximately 1.2 miles in distance and offers a direct link to Gatwick and London Victoria, regular bus services are on the door step providing easy travel across the city and nearby towns and villages.

Additional Information

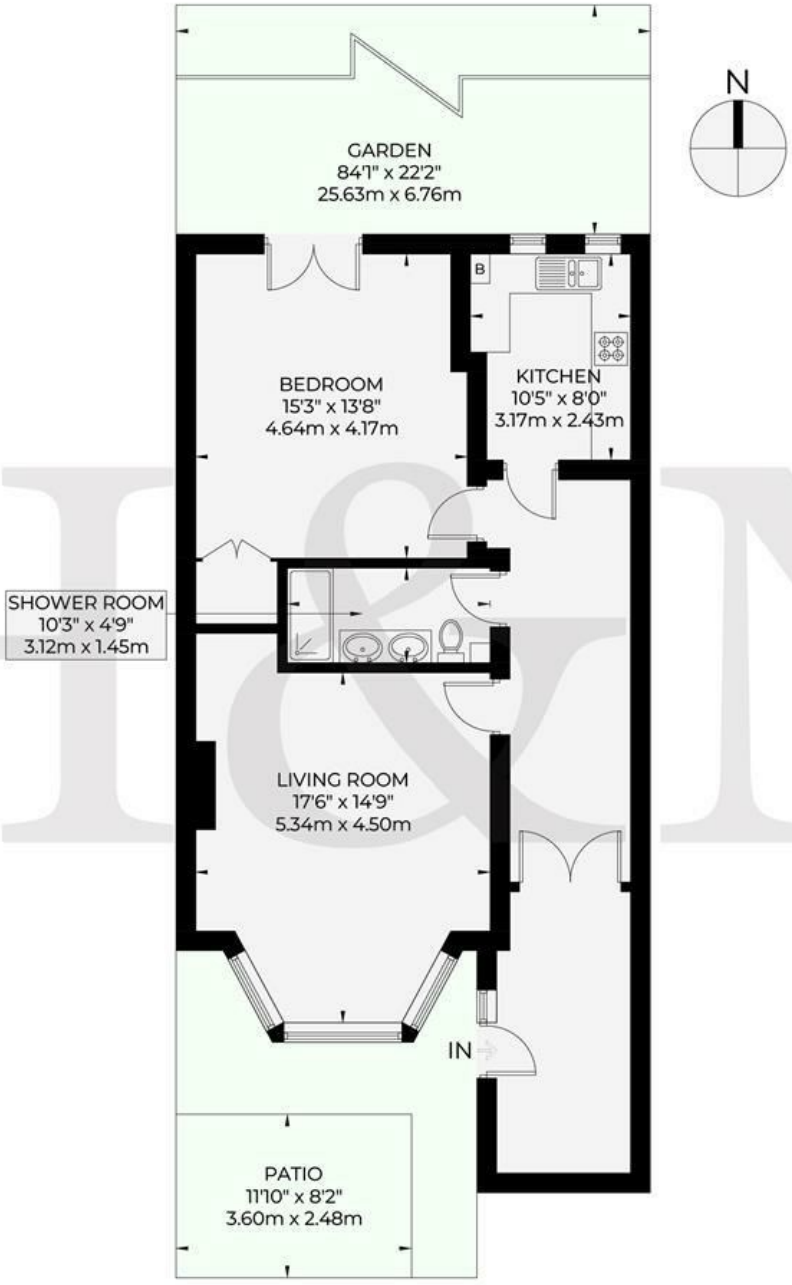
(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 861 Square feet / 80 Square metres
Tenure: Leasehold - Approximately 170 years remaining on the Lease, zero ground rent payable
Maintenance charges: £3,471.06, per year, (including reserve fund)
Council tax band: B
Parking zone: R











Lower Ground Floor
80 sq m / 861 sq ft

APPROXIMATE GROSS INTERNAL AREA = 80 sq m / 861 sq ft

Certified Property Measurer

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).

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