

Kingsway, Hove

Guide price £285,000 - £300,000



- **Lovely spacious top floor seafront apartment**
- **Two Double Bedrooms**
- **Direct Sea Views**
- **South facing view from the lounge over Hove Lagoon and out to sea**



A lovely two-bedroom seafront apartment found on the top floor of this converted house on Hove seafront with uninterrupted sea views. Moments from Hove Lagoon and within close proximity to excellent local shops on the popular Richardson Road. Buses run along the seafront into the city centre.

The apartment is extremely spacious well proportioned and enjoys the most stunning of sea views. The property briefly comprises entrance hall, spacious south facing lounge with a separate kitchen area both of which provide beautiful sea views and views over Hove Lagoon. Both bedrooms are double rooms and there is a family bathroom. This property is ideal for any first time buyer or someone looking for a fantastic investment opportunity.

The property is sold with the added benefit of no onward chain.



Picture this...

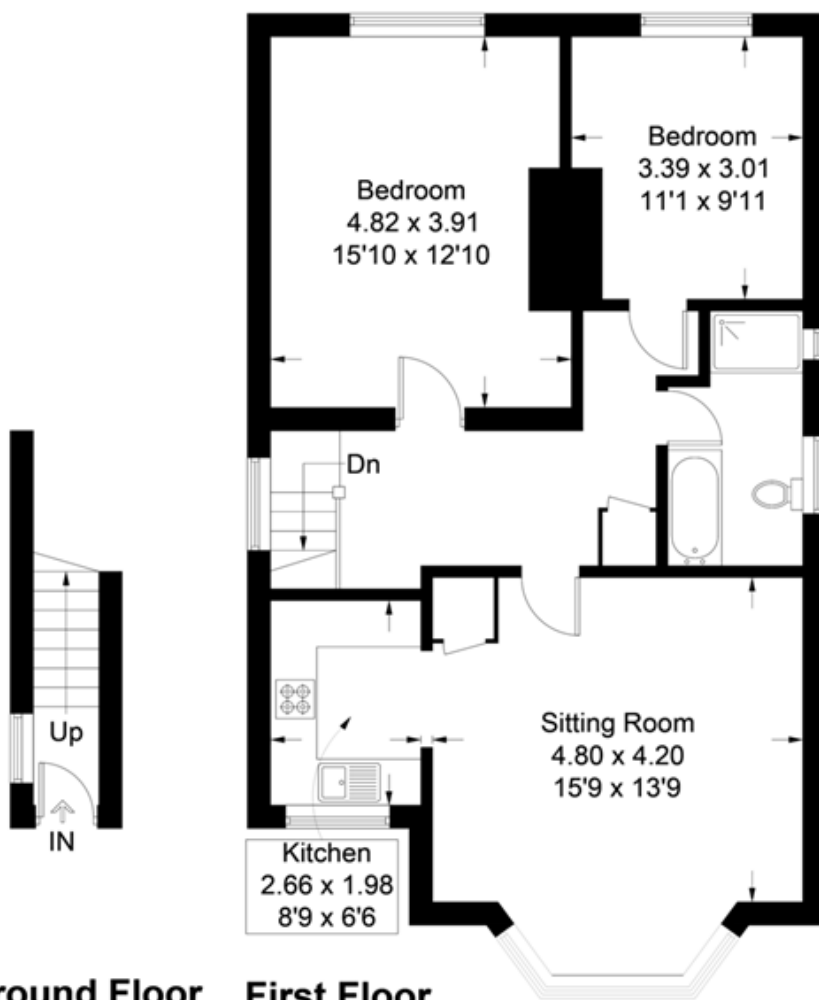
Just imagine being able to walk a few minutes down your road to the seafront and Lagoon. It is ideal for relaxing and catching a few rays with a nice glass of vino.

Alternatively, Wish Park is just a stone's throw away and is the perfect for a quick walk with the dog or place for the children to run around whilst having a family picnic.

Why not hop onto a bus or take a short ride into the City Centre and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of quirky boutiques, bars/restaurants and shops the city has to offer.

Kingsway, Hove, BN3 4LT

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALL

FIRST FLOOR

LOUNGE

15' 9" x 13' 9" (4.8m x 4.19m)

KITCHEN

8' 9" x 6' 6" (2.67m x 1.98m)

BEDROOM ONE

15' 10" x 12' 10" (4.83m x 3.91m)

BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m)

BATHROOM

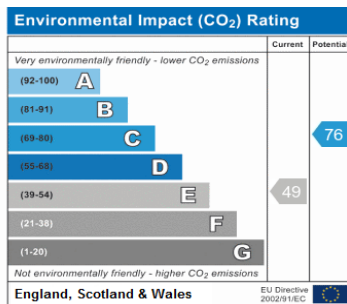
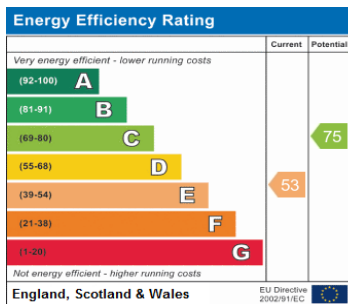




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
 112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk