



Aurum, Kingsway, Hove, BN3 4GU



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- Penthouse Apartment With Fabulous Wrap Around Roof Terrace
- Two Gated Undercover Allocated Parking Spaces
- Three Sizeable Bedrooms
- Porcelanosa Kitchen With Integrated Branded Appliances
- Luxury Bathroom + Ensuite
- Underfloor Heating Throughout
- Lockable Bicycle Storage
- A Share Of The Freehold
- Remainder of 12 Year BLP Warranty For Peace Of Mind
- 108 Sqm / 1163 Sqft

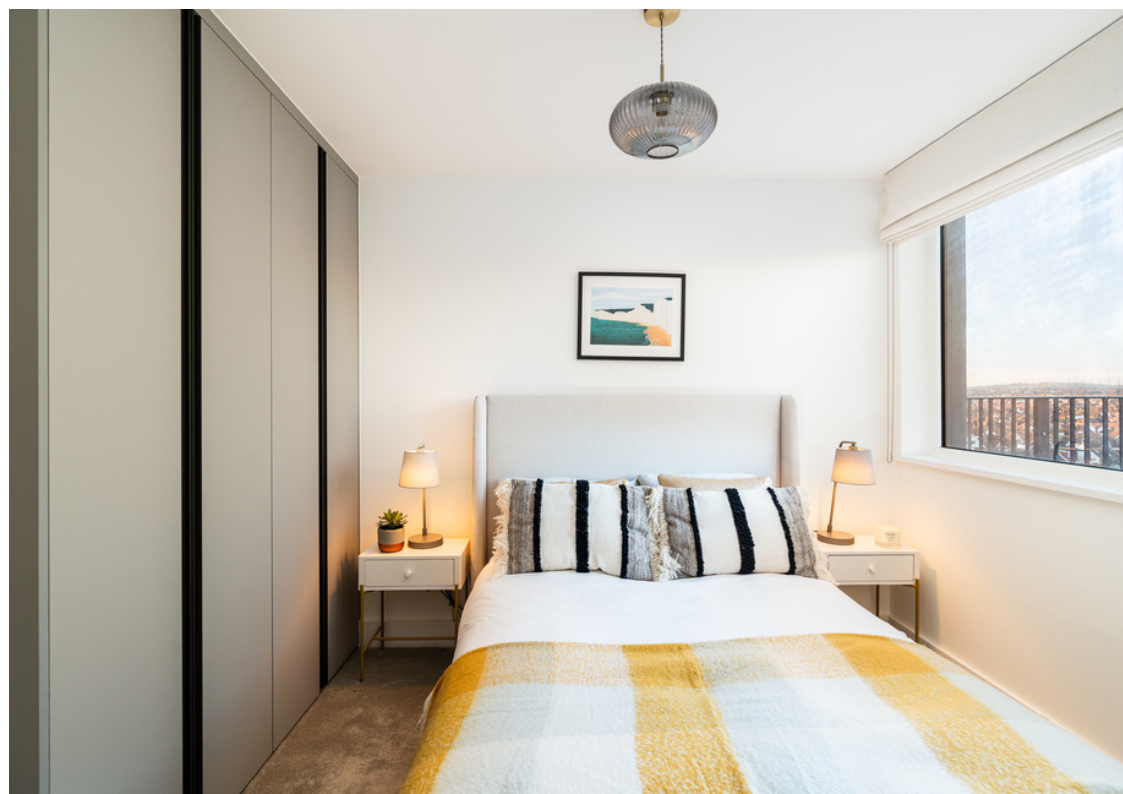
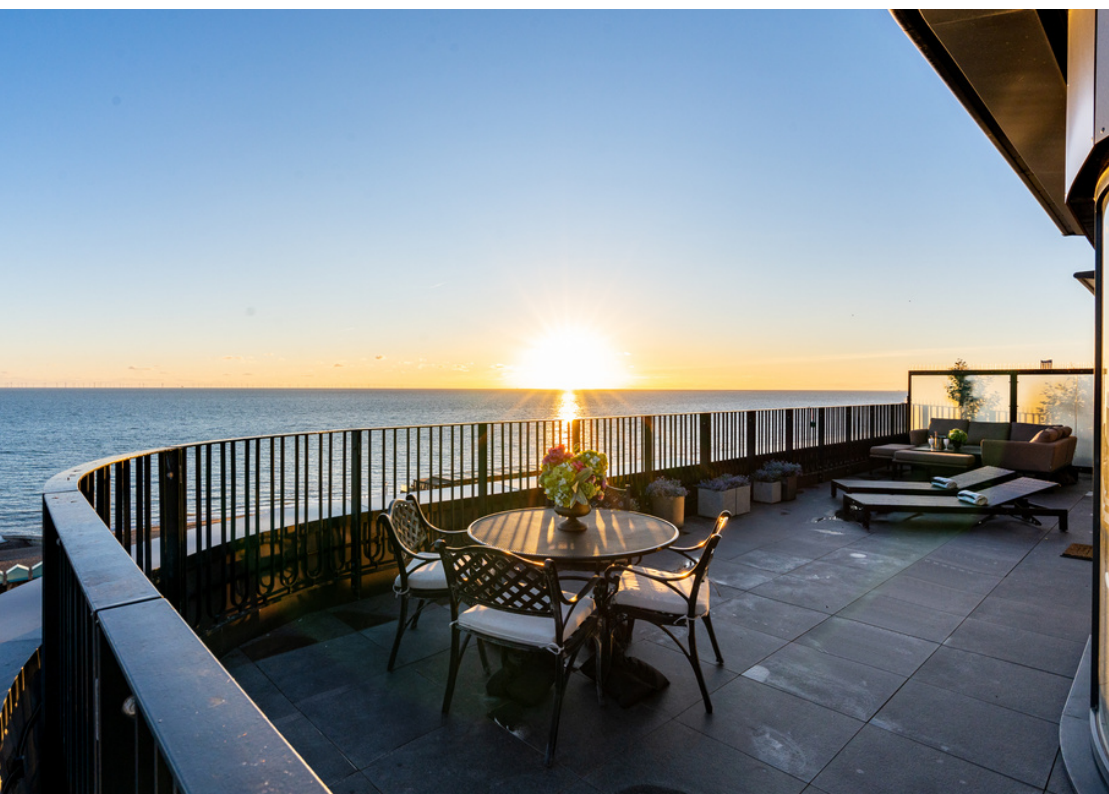
The Property

Aurum is perfectly placed for leisurely afternoons on the beach and strolls along the promenade or the green open spaces of Western and Hove Lawns which stretch across the city parallel to the sea.

Forming part of the seventh floor, this penthouse apartment enjoys incredible far reaching views, a wrap around roof terrace, three bedrooms with deep pile neutral carpets, two bathrooms, a utility and an open plan living space with fully fitted kitchen boasting quartz countertops and a blend of rich and softly toned cabinets.

This fabulous apartment includes two gated undercover car parking spaces, a share of the freehold, and the remainder of a 12 year BLP new homes warranty from 2021.







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A three bedroom penthouse apartment with wrap around roof terrace and amazing far reaching views located directly on Hove seafront

The Location

The local area has a wealth of independent coffee bars and cafés. From the brilliant baristas of Baked and the locally roasted coffee beans of Small Batch to the Italian ice-cream of Marroccos and the cakes and pastries of Gail's, there's something to satisfy the appetites of everyone.

Opposite Aurum and right on the beach is the newly opened Rockwater Hove, the latest addition to the city's drinking and dining culture. The venue's glazed roof terrace will offer an unrivalled opportunity to dine whilst watching the sun set over the sea.

Only moments away, a range of local shops on Richardson Road provide a handy selection of local amenities, while a short stroll up along Sackville Road takes you to the bustling hubbub of Hove's Church Road where independent stores sit side by side with high street supermarkets, pubs, bars and restaurants.



PLOT 51	METRES	FEET
TOTAL FLOOR AREA	108.0 sqm	1,163 sqft



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Share of Freehold
 999 Year Lease Term From 2021
 Ground Rent- £0
 Service Charge- Approx. £2,965.65 per annum
 Council Tax Band F
 Remainder of 12 year BLP
 New Homes Warranty



Please note:

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