



**Kings House, Queens Gardens, Hove, BN3 2QU**  
Asking Price £450,000

## **Kings House, Queens Gardens, Hove, BN3 2QU**

**A ground floor apartment with a designated underground parking space, forming part of a prestigious building located on Hove seafront**

A very nicely presented, ground floor one bedroom apartment, with a designated parking space, forming part of the sought after Kings House development situated directly on Hove seafront.

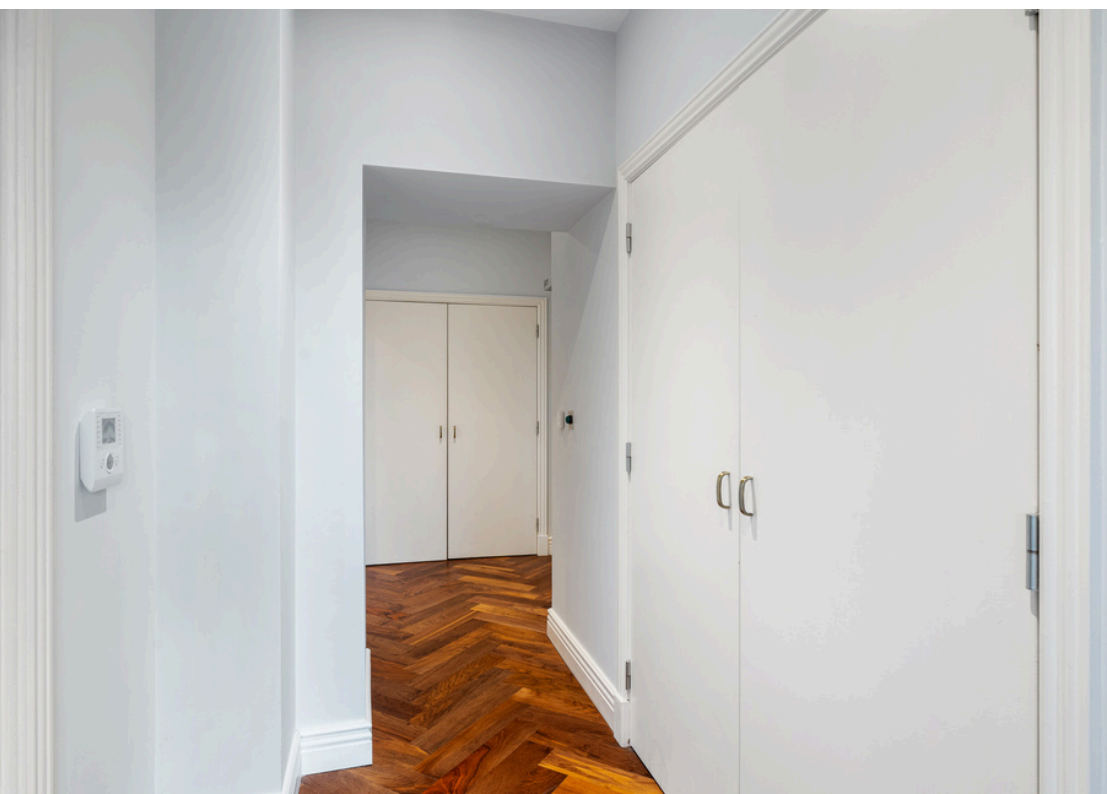
Approached via well maintained public ways. The apartment comprises an entrance hall with large utility/storage cupboard, a double bedroom with fitted wardrobes, a modern tiled shower room and an open plan living space with fully fitted kitchen and westerly views over Grand Avenue.

Additional benefits of owning an apartment within Kings House include a residents lounge, a dedicated parcel locker system for deliveries, access to lockable cycle storage, and use of the exclusive Kings House app for all your concierge needs.

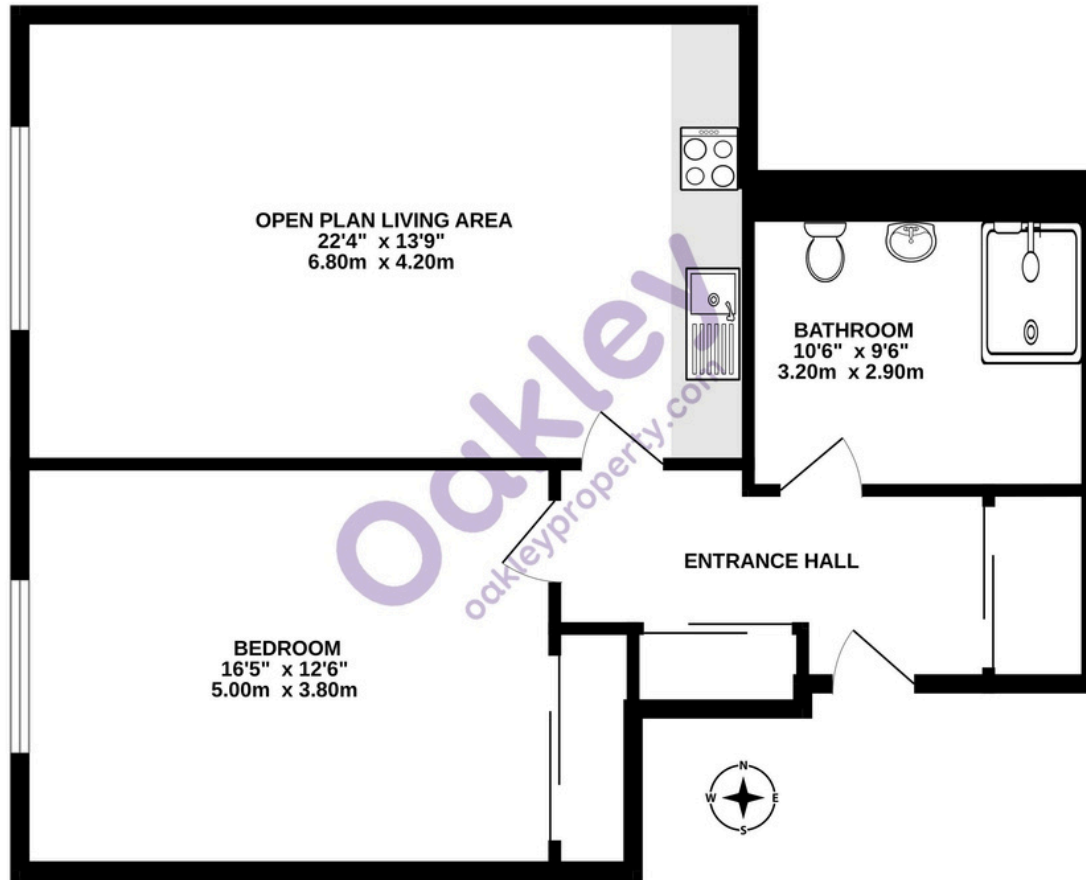
Hove's cultural, social and commercial centre is just a few minutes away on foot. The boutique shops, vibrant café culture and award-winning restaurants are plentiful on Church Road, with Hove station, several highly-acclaimed schools and two beautiful parks just a stroll away.

Brighton & Hove has a rich natural landscape being perfectly positioned between the countryside and the coast, with undoubtedly some of the most striking architecture in the country.

Hove has an identity of its own and is often considered quieter and more refined than its busier Brighton half which, entertains more seaside revellers and weekenders. Kings House sits peacefully on Hove's side, yet has easy access to everything the city has to offer.



# GROUND FLOOR



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.  
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## Oakley

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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 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- N/A  
Service Charge- Approx. £3,189.97 per annum  
Council Tax Band C



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