



Kings House, Kingsway, Hove, BN3 2QU
Offers In The Region Of £760,000

Kings House, Kingsway, Hove, BN3 2QU

Immerse yourself in luxury with this opulent two bedroom apartment in Kings House, Hove. Enjoy stunning sea views, designer kitchen and allocated EV parking.

Experience the epitome of luxury living with this stunning two-bedroom apartment in the prestigious Kings House, located in this sought-after seaside city. Boasting a prime location just moments away from Hove Lawns and offering mesmerizing sea views, this beautifully appointed property is designed to impress.

As you step inside, you are greeted by a sense of grandeur, with the Grade II listed building exuding elegance and sophistication. The apartment spans an impressive measurement of 1152 sqft, providing ample space for comfortable living.

The lavish and spacious reception room offers the perfect setting for relaxation and entertainment, allowing you to unwind while enjoying the views of the sea. The underfloor heating system ensures warmth throughout the apartment, making it cosy and comfortable even during the colder months. Additionally, the property features an innovative MVHR ventilation system, delivering fresh air while effectively maintaining the interior climate.

Indulge your culinary senses in the designer kitchen equipped with top-of-the-line Bosch appliances that elevate your cooking experience. With ample storage space and sleek countertops, this kitchen is a haven for any passionate cook.

One of the most appealing features of this apartment is the allocated EV underground gated parking, ensuring your vehicle remains secure while embracing eco-friendly technology. Say goodbye to the hassle of searching for parking spots as you conveniently charge your electric vehicle.

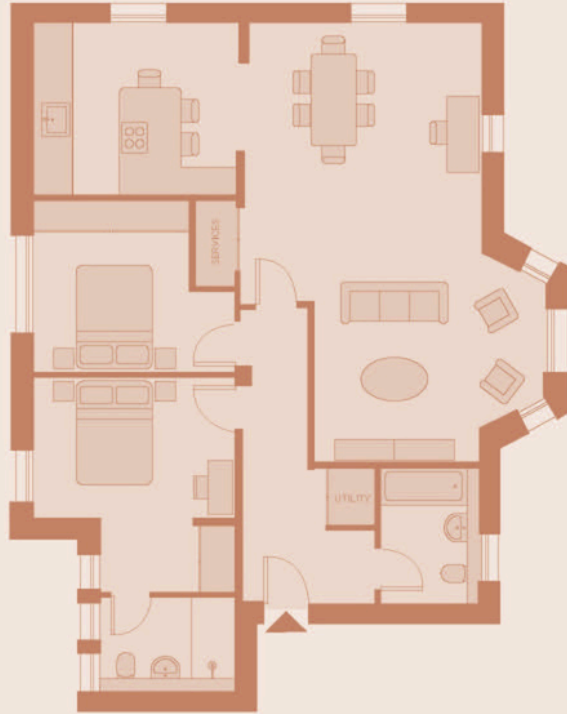
Residents of Kings House benefit from a range of exceptional amenities, including an on-site residents' lounge. This multipurpose space is ideal for relaxing, socializing, and even working from home with its provision for home office facilities. Enjoy the company of like-minded individuals while indulging in the comfort and convenience of this dedicated space.

Having been beautifully converted from offices to residential in 2021, Rest easy knowing that this apartment comes with the remainder of a 10-year Build Zone warranty, providing peace of mind and ensuring that your investment is protected.

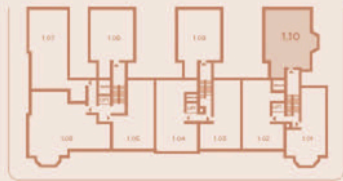
The allure of this property extends beyond its luxurious interiors. The location itself is a major selling point, offering close proximity to the picturesque Hove Lawns and Beach. Take leisurely strolls along the promenade, soaking in the beauty of the sea and the invigorating coastal breeze. Immerse yourself in the vibrant lifestyle of Hove, with its array of boutique shops, trendy cafes, and excellent dining options.

This property offers the opportunity to own a share of the freehold, providing a valuable investment for your future. Embrace the coastal lifestyle while enjoying the luxury, comfort, and convenience that Kings House offers.





FIRST FLOOR
1.10
KINGS HOUSE



ROOM DIMENSIONS	FEET	METRES
Living Area	29'2 x 28'10	8.9 x 8.8
Bedroom 1	13'9 x 13'1	4.2 x 4.0
En-Suite	8'10 x 6'3	2.7 x 1.9
Bedroom 2	13'1 x 11'6	4.0 x 3.5
Bathroom	8'2 x 6'7	2.5 x 2.0
TOTAL	1152ft²	107m²

39

KINGSHOUSEHOVE.CO.UK

Agents Notes

Tenure Share Of Freehold
999 Year Lease Term From 2021
Service Charge Approx £4,146 Per Annum
Ground Rent N/A
Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	49 E
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.