



Kingsway Court, Queens Gardens, Hove, BN3 2LQ
£625,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Kingsway Court, Queens Gardens, Hove, BN3 2LQ

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A fantastic and spacious two-bedroom ground floor apartment, occupying an enviable position within Kingsway Court on Hove seafront. Measuring approximately 110 square metres, this is an individual home with a great deal of character, offering generous accommodation, impressive ceiling heights and attractive period features, alongside direct sea views and private outdoor space.





Further Information

Accessed via the Second Avenue entrance, which benefits from a concierge service, the accommodation comprises a spacious entrance hall with built-in storage, leading through to a kitchen featuring a distinctive retro Paula Rosa design, which remains in excellent condition. The kitchen enjoys sea views and offers ample space for appliances and utilities, along with a service hatch through to the living room. The impressive living/dining room features a fireplace and large bay window with fantastic sea views, as well as access to a private south-facing internal terrace leading out to the communal front patio overlooking the seafront. There are two generous double bedrooms, both with bay-fronted windows enjoying direct sea views, one currently arranged as a dining room, alongside a shower room and separate bathroom. The apartment also benefits from excellent storage and attractive period features throughout.

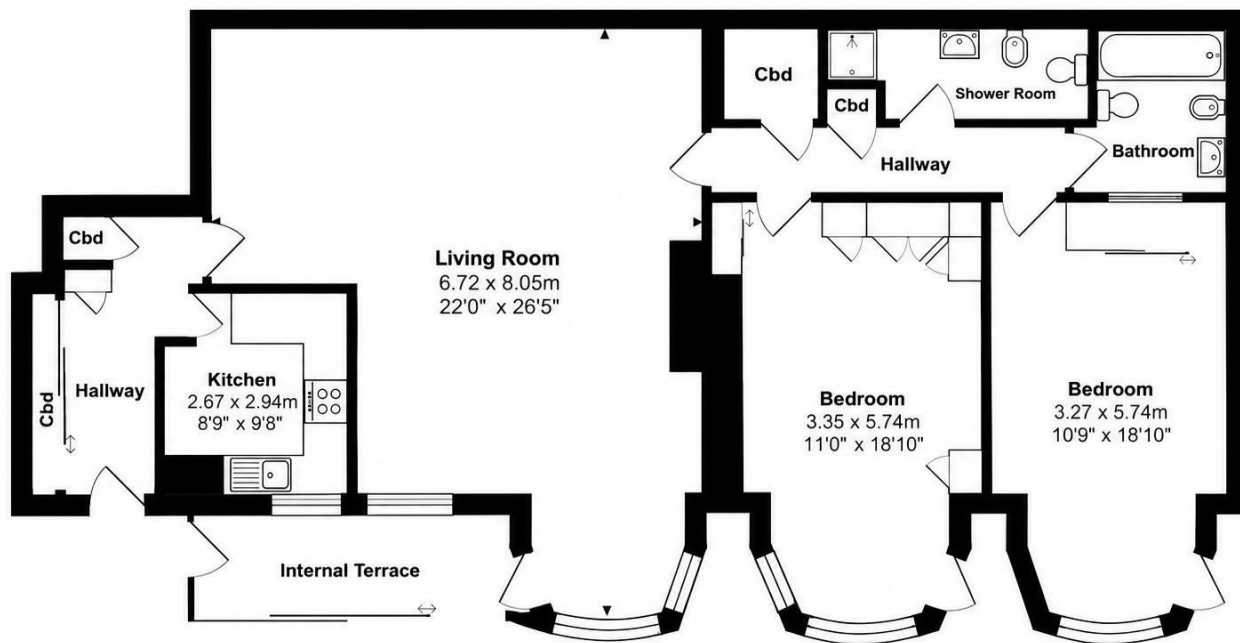
Further benefits include a garage with parking space available, and a separate storage area suitable for bicycles and other belongings. The property is offered for sale with a share of freehold, with heating and hot water included within the service charge.

Situated opposite Hove Lawns and the seafront, Queens Gardens is ideally placed for enjoying the coast while remaining close to central Hove's amenities. Church Road is moments away, offering a wide choice of cafés, restaurants, shops and bars, with further amenities along George Street and Western Road. Hove railway station is also within easy reach, providing convenient connections to Brighton and London.

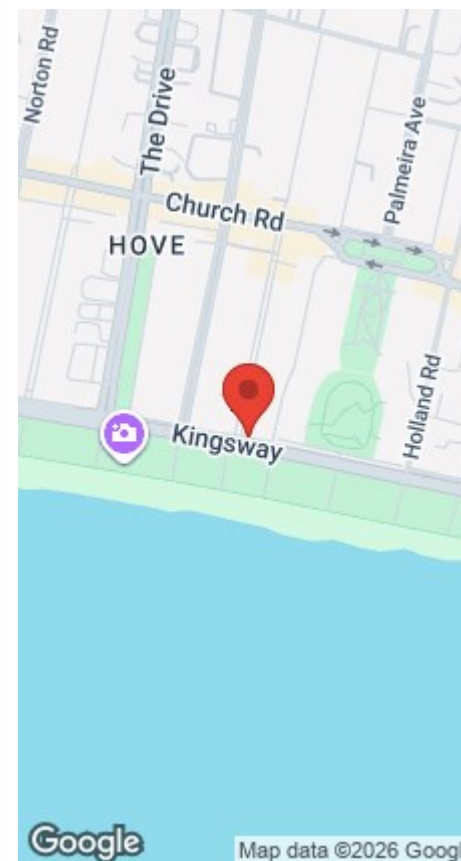


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Total Area: 110.0 m² ... 1184 ft² (excluding internal terrace)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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