



69 Kings House, Queens Gardens, Hove, BN3 2LP

**Spencer
& Leigh**

69 Kings House, Queens Gardens,
Hove, BN3 2LP

£6,995 Per Month -

- Unique and luxurious Penthouse apartment
- Four bedrooms, three with en-suite facilities
- Magnificent lounge with panoramic views of the sea & Hove lawns
- High specification kitchen with integrated appliances
- Private roof terrace
- Dedicated, gated underground parking space
- Stylish interior merged with original features & Grade 2 character
- Versatile living space in excess of 2600 sq ft
- Access to the residents lounge, concierge & Kings House app
- Highly desirable location

Kings House, the beautiful Grade 2 listed building that has stood proud on Hove seafront for almost 150 years, is home to this truly magnificent Penthouse Apartment. Occupying what must surely be the best location in this highly desirable building, the Penthouse boasts what we consider to be an unbeatable Panoramic view from the spacious lounge, which is located on the upper floor of the split level accommodation, together with the high specification kitchen which benefits from integrated appliances. The high ceilings and sash windows combined with the fantastic palette of materials provide a rich and interesting living environment. There are four double bedrooms, one of which could be utilised as an office with its numerous power points and high speed broadband connection. Three of the bedrooms have en-suite facilities which are in addition to a guest cloakroom. There is a private roof terrace which benefits from the sun and provides a pleasant space to relax or entertain family and friends. An allocated parking space is located in the gated, underground car park. Conveniently, this apartment has its very own storage cupboard located on the lower ground floor level adjacent to the secure bike storage. A residents lounge together with a concierge make an ideal area to conduct those all to important meetings. Access will also be granted to the Kings House app. Early viewing of this newly converted Penthouse is highly advised as opportunities such as this are few and far between!



Kings House located directly opposite Hove seafront. This location is always considered to be excellent with local parks, Hove Seafront, Hove Lagoon and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Entrance

Entrance hallway

Open plan kitchen
25'3 24'5

Bedroom
23'1 x 14'11

Ensuite shower room

Cloakroom

Bedroom
24'9 x 12'0

Bathroom

Bedroom
18'2 x 17'11

En suite shower room

Bedroom
18'3 14'8

Private Terrace
27'7 x 17'7

Storage
5'10 x 3'9

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting off at Spencer & Leigh
10 South Street, Portslade, Brighton, BN41 2LE

Head east on South St toward Manor Road

Continue onto Locks Hill

Continue onto Trafalgar Road/A293
Go through 3 roundabouts

Turn left onto Wellington Road/A259
Continue to follow A259

Turn left onto Grand Avenue/B2185

Make a U-turn

Turn left onto Grand Avenue

Destination will be on the left

Council:-

Council Tax Band:-

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Kings House



Approximate Gross Internal Area = 246.96 sq m / 2658.25 sq ft

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

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