



3 Hamilton Mansions, 17/19 Kings Gardens, Hove, BN3 2PR

£1,950

Mishon Welton Letts are pleased to present this very rare fantastic size 2 bedroom mansion flat situated on this very popular Hove location. Hamilton Mansions is located in one of the most popular avenues in Hove. A two minute walk front the sea this property offers an abundance of regency features. There is an original lift which can take you to your floor and as you walk through there is a hallway surrounded by the original stain glass windows The lounge is outstanding with original ceiling mouldings and huge floor to ceiling windows opening up onto the balcony with views to the promenade and sea. Large double bedroom with storage, second bedroom with further access to the balcony. Large fitted kitchen with oven and fridge freezer. Bathroom with bath and shower attachment. GCH throughout. Must be viewed. Available now. Sorry no pets

Council Tax Band B
Parking Zone N

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		65	71
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.