

Argentum 239 Kingsway

Hove, BN3 4HE

Asking price £825,000

Inspired by the natural elements, the Porcelanosa kitchens incorporate finishes in wood and stone that are visually exciting, yet wholly practical. These handleless kitchens boast light marble effect silestone worktops with feature under cabinet lighting and benefit from branded integrated appliances. The expansive windows ensure rooms are light-filled and airy with sliding doors onto the balcony.

The contemporary bathroom features tiling and illuminated mirrored wall cabinets. The brushed nickel Vado finishings, crisp white sanitaryware and large format floor and wall tiles add style and space. The bathrooms boast sophisticated grooved part-tiled walls and grey Terrazzo effect porcelain floors, whilst en-suites feature statement Chevron part-tiled walls and Minoli porcelain floors.

Argentum sits opposite the green open spaces between Kingsway and the beach. Shortly to be completely regenerated as part of the new "Kingsway to the Sea" remodelling project, Argentum will be perfectly placed for residents to enjoy the new landscaped gardens, tennis courts and other new features, to stroll along the promenade or use the cycle lane to the heart of the City.

To the West lies Hove Lagoon which offers year-round sailing courses and water sport clubs. To the East, the wide promenade leads the way into central Brighton and has a two-way cycle lane that runs right through to Black Rock and the Marina. The blue flag pebble beaches take you on to the famous pier and beyond. To the South, of course, there are views directly out across the English Channel.

To the east of Argentum, right on the beach, is Rockwater Hove. A recent addition to the City's drinking and dining culture, the terrace and opening roof are proving incredibly popular all year round. For more relaxed and informal times, the local area has a wealth of independent coffee bars and cafe's. From the brilliant baristas of Baked and the locally roasted coffee beans of Small Batch to the Italian ice-cream of Marroccos.

Tenure - Share of the Freehold
 Ground Rent - £0
 Service Charge - Approximately £3.00- £3.25 per sq.ft per annum
 Council Tax Band - F
 Reservation Fee - £2,500
 Reservation Period - 28 days from receipt of draft contract papers

For further information on the reservation process, please speak with one of our sales consultants

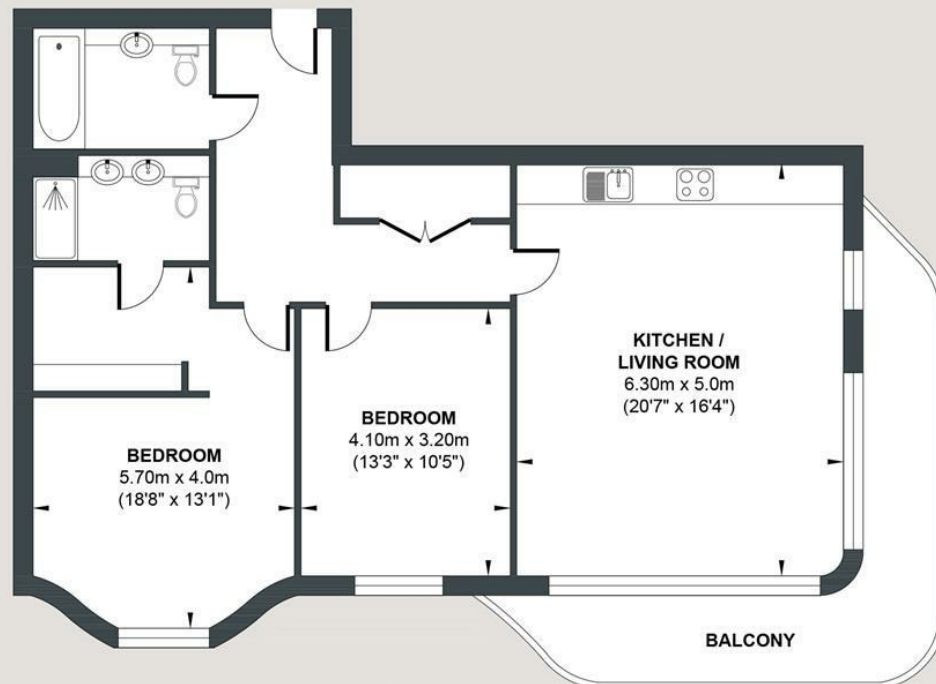
- SHARE OF FREEHOLD
- PARKING
- 10 YEAR ICW WARRANTY
- UNDERFLOOR HEATING
- 1ST FLOOR
- SEA VIEWS
- AIR SOURCE HEAT PUMP
- 980 SQ FT

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		
	82	82
England & Wales	EU Directive 2002/91/EC	



KINGSWAY

Approx. Gross Internal Floor Area 91.0 sq m / 980.0 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
 980.0 sq ft
 (91.0 sq m)



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