

Kings Gardens

Hove

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AUCTIONS
COMMERCIAL



Kings Gardens Hove



4

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

Situated within an historic period building on the coast road directly across from Hove Lawns and the promenade, this is a simply stunning contemporary home with enviable sea views and a prized roof terrace. With the beach only moments from your door, it offers a fantastic work/life balance. Filled with light, the beautifully fluid layout of this top floor apartment peppers an impeccable clean line design scheme with powder coated column radiators and exceptional finishing touches. A large south-facing living room combines with a first class kitchen for an open plan feel, a main bedroom has a deluxe en suite and two of the three additional double bedrooms have French doors to an enviable private roof terrace with further sea views.

Behind the grace and grandeur of King's Gardens iconic facade, this exemplary seafront apartment offers a master class in interior design and demonstrates a wonderful understanding of light and space. It is perfectly placed for days on the beach and all the independent shops, bars and cafes of Hove's Church Road.

With wide windows that allow the sea to add a blissful backdrop the excellent south-facing living room combines with an impeccable kitchen to create a fantastic double aspect open plan space. Neutral tones and carpeting lend warmth to the generous dimensions of the living room while the sleek countertops and handle-less cabinets of the large kitchen sit beneath a vaulted glazed ceiling. Supplying a wealth of storage without encroaching on the aesthetics, the cabinets incorporate a fabulous drinks cabinet and integrated appliances, while the countertops wrap-around to form a breakfast bar that delineates the room.

When it comes to selecting a main bedroom you're spoilt for choice. There are four double rooms with two leading to the fabulous roof terrace.

Additionally, recently granted permissions to reinstate the historic railings on the very top of the roof would offer a further 45m² of roof terrace space.







What the owner says

When we first walked into the apartment we simply said 'Wow!'. We have absolutely loved living in this beautiful home for the last 25 years. The outstanding sea views are so inspiring and uplifting, whether watching the sun glisten over the waves by day or the ever-changing moon sparkling on the water at night.

It's been truly amazing living directly on the seafront, less than a minute to the beach and the promenade. It's been a real treat having the beach on our doorstep. Our large private roof terrace is an oasis, great for relaxing and entertaining. It's a real sun trap!

With access from within the flat to the roof top giving incredible 360 degree panoramic views of the Sussex coast in all directions, we have spent many a sunny day sunbathing up there in total seclusion. The apartment has stunning views of the countryside when looking from all the rear rooms, with great scenic views over the South Downs and beyond.

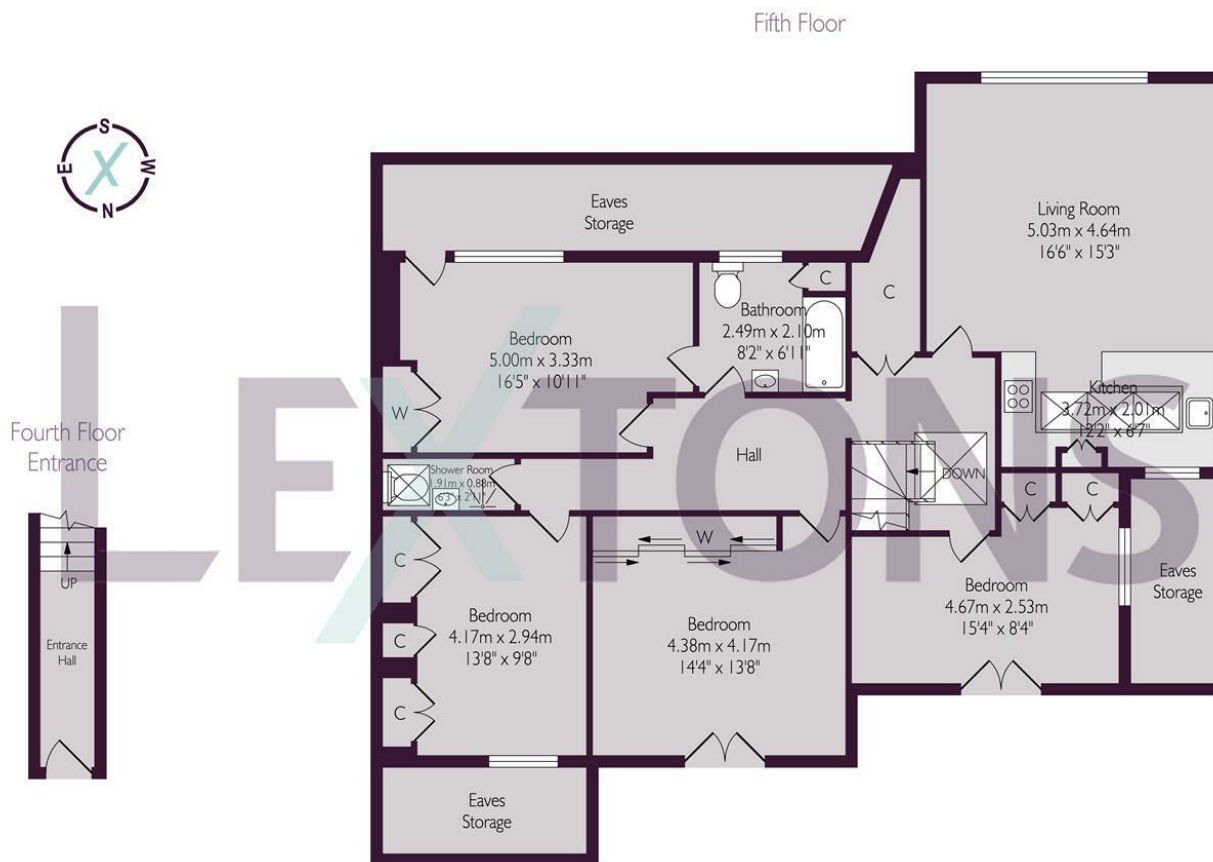
It's been a wonderfully sociable home filled with happiness and beautiful memories, entertaining friends and family. We're looking forward to handing over to a new owner to love it as much as we have.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES







Approximate gross internal floor area 136.7 sq m/ 1471.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		