

# Kingsway

## Hove

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## Kingsway Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

GUIDE PRICE £375,000 - £400,000

### Exceptional First-Floor Apartment with Uninterrupted Sea Views

Occupying a prime position on Hove's iconic seafront, this exceptional first-floor apartment offers uninterrupted sea views. The expansive open-plan reception room exudes period grandeur, with soaring ceilings, intricate cornicing, ornate ceiling mouldings, and a striking original solid marble fireplace housing a real flame gas fire. Beautifully varnished original floorboards and elegant wood panelling beneath the dado rail further enhance the home's timeless charm.

Two sets of full-height French doors open onto a spectacular enclosed balcony. With its tiled floor and hand-painted stained glass Victorian panel, this serene space invites year-round enjoyment of the panoramic coastal outlook.

The kitchen is flooded with natural light from its rare triple-aspect design, offering leafy treetop and garden views through double-glazed windows on three sides. Modern and meticulously appointed, it features premium appliances, high-quality white goods, and the added comfort of underfloor heating.

The generous double bedroom includes two fitted double wardrobes, built-in drawer units, ceiling spotlights, and a traditional sash window framing tranquil treetop views.

The bathroom blends period character with modern comfort, featuring an arched ceiling and contemporary tiled walls and underfloor heating adding a touch of luxury.

Additional benefits include extensive loft storage spanning the full length of the hallway.

Set within an imposing mansion block directly opposite the Western Esplanade and the acclaimed Rockwater beachside restaurant, this outstanding apartment places you at the heart of Hove's vibrant coastal lifestyle. The King Alfred Leisure Centre, Brighton i360, and Brighton Pier lie to the east, while Hove Lagoon and its water sports facilities are just to the west—all within easy reach.











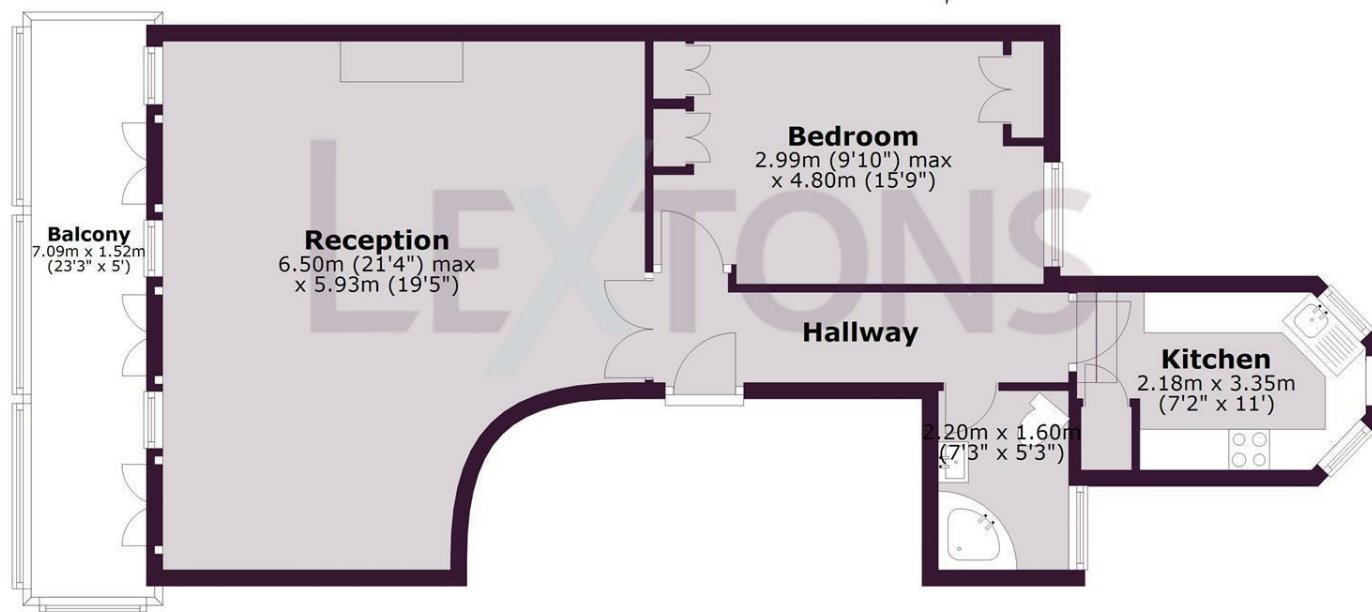




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
hovesales@lextons.co.uk | www.lextons.co.uk