

# Kingsway

## Hove

LEXTONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

\*\*\* Guide Price £600,000 To £650,000 \*\*\*

Occupying an enviable location on Hove's stylish seafront, The apartment's are sleek and sophisticated. The simply stunning art deco-inspired two double bedroom apartment offers an unparalleled living environment with direct sea views. A perfect vantage point for magical sunsets and sunrises.

Composed of just nine boutique apartments, These apartments have been created with passion and attention to detail and delivers aspirational finishes with a contemporary focus. this apartment has been cleverly designed to maximise the glorious sea views that its coveted location offers.

The property comprises of a large open plan kitchen/reception room with breathtaking sea views. The Italian design Cucina Colore kitchen is well equipped with a range of integrated high spec appliances. The living area with engineered oak flooring is light and spacious and boasts aluminium sliding patio doors onto a substantial balcony, ideal for a sunowner or just admiring the panoramic views along the coastline. There are two large double bedrooms, with the principal having an en-suite and a family bathroom. There is plenty of storage and private underground parking.

The apartments is perfectly placed for leisurely afternoons on the beach and strolls along the promenade or the green open spaces of Western and Hove Lawns which stretch across the city parallel to the sea.

The local area has a wealth of independent coffee bars and cafés. From the brilliant baristas of Baked and the locally roasted coffee beans of Small Batch to the Italian ice-cream of Marrocco's and the cakes and pastries of Gail's, there's something to satisfy the appetites of everyone.

## Kingsway Hove



2

BEDROOM

1

RECEPTION

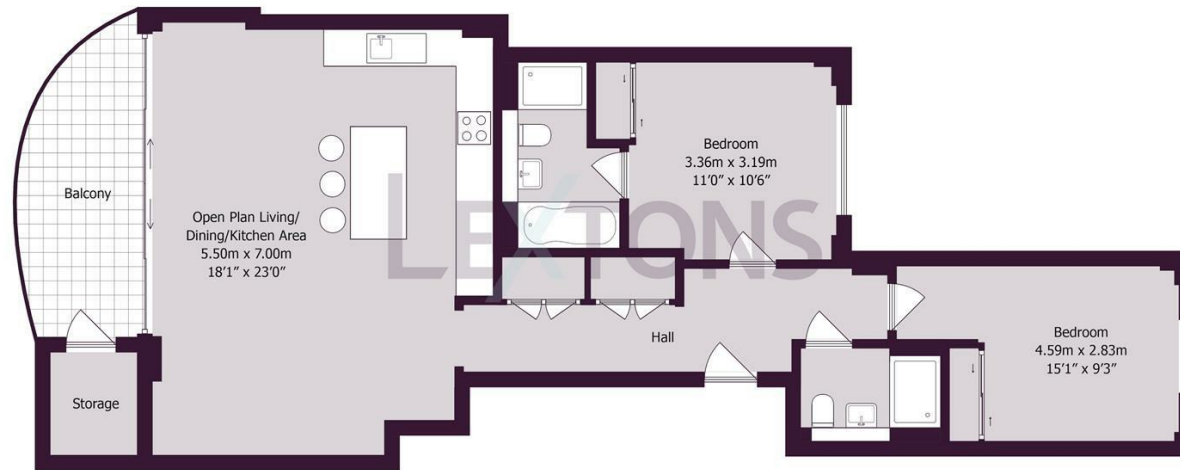
2

BATHROOM





SCAN HERE TO OFFER ON THIS PROPERTY




Approximate gross internal floor area 84 sq m/ 904 sq ft

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

Created by Property Photography UK for Lextons. All rights reserved.

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

Created by Lextons. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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