



Kingsway, Hove

- RECENTLY RENOVATED
- PRIVATE SOUTH FACING BALCONY
- DIRECT SEA VIEWS
- NO ONWARD CHAIN
- THREE BEDROOM APARTMENT



Guide Price
£400,000
Leasehold

GUIDE PRICE: £400,000 - £425,000

Robert Luff & Co are delighted to bring to market this three bedroom apartment located on Hove Seafrost. Situated in this prime residential position on the main Hove seafrost occupying a prominent position, stands Langdale Court. Regular bus services on the Kingsway and nearby New Church Road provide access into the city centre and main line railway stations affording direct access to London. Excellent local shopping facilities are available in Richardson Road close by, as is Rockwater trendy bar & restaurant, with a plethora of beachfront establishments along the seafrost. The leisure facilities of Wish Park and Hove Lagoon are also in close proximity.

The property has been newly renovated throughout and offers; Dual aspect lounge, separate kitchen, two bedrooms & optional third bedroom/office and a family bathroom. Other benefits include; no onward chain, South facing private balcony with direct sea views and built in storage throughout new balcony and windows were fitted in 2022 and are still under warranty. This apartment is located on the first floor and benefits from lift access.

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Accommodation

Dual Aspect Lounge 16'2" x 11'8" (4.95m x 3.58m)

South Facing Balcony

Kitchen 10'0" x 8'9" (3.05m x 2.69m)

Bedroom One 14'11" x 9'6" (4.55m x 2.92m)

Bedroom Two 16'2" x 8'9" (4.95m x 2.67m)

Bedroom Three/Office Room 8'0" x 5'6" (2.46m x 1.70m)

Family Bathroom

Agent Notes

Leasehold: 198 Years from 25th December 1972

Service Charge: £350 PCM Including heating & hot water.

Ground Rent: £113 PA

EPC: C

Council Tax: C



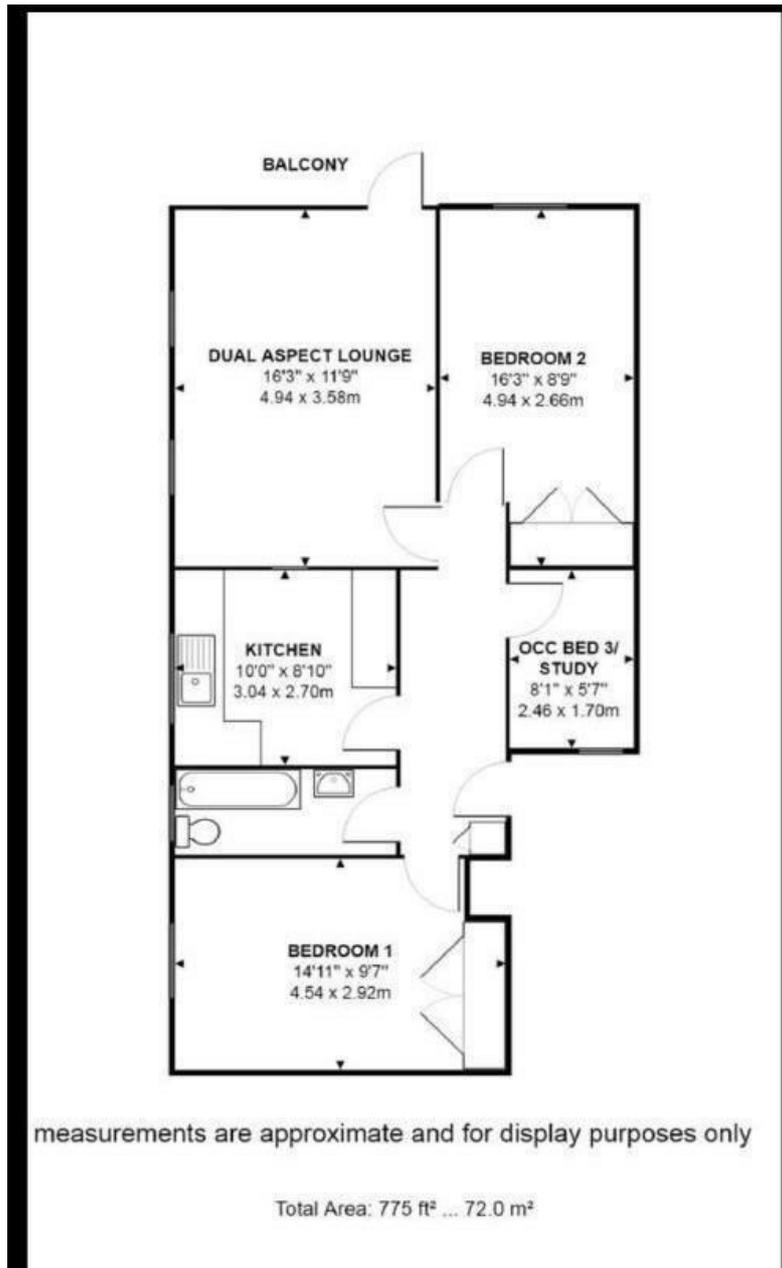
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

The information provided about this property does not constitute or form any 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 and 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. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.