



Kings Gardens, Hove



Price
£500,000
Share of Freehold

- SPANNING OVER 1206 SQFT
- TWO DOUBLE BEDROOMS
- ADDITIONAL STUDY
- DIRECT SEA VIEWS
- OUTSTANDING PERIOD BUILDING
- SHARE OF FREEHOLD

*** 1206 SQFT ***

Robert Luff & Co are delighted to bring to market this unique two bedroom apartment situated on the ground floor of this stunning period building. Accommodation offers; spacious living area, separate kitchen, two double bedrooms, study and fitted bathroom suite. This property would suit an array of buyers including first time buyers, investors and clients looking for a holiday home.

The property is located in undoubtedly one of the best positions on Hove's famous Kings Gardens, being mere steps from the iconic seafront and promenade. Parallel to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

Robert
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Accommodation

Kitchen 10'60 x 6'42 (3.05m x 1.83m)

Fitted kitchen with matching wall & base units. Worktop incorporating stainless steel sink/drainer. Space for fridge freezer & washing machine. Integrated oven, hob & extractor fan.

Living Area 20'76 x 17'91 (6.10m x 5.18m)

Bay sash window to front with direct sea views. Period coving & picture rail. Feature fireplace. Radiator.

Bedroom One 18'48 x 8'17 (5.49m x 2.44m)

Window to rear. Coving. Radiator.

Dressing Room

Bedroom Two 14'47 x 8'14 (4.27m x 2.44m)

Window and door to rear. Coving & picture rail. Radiator.

Study 8'11 x 7'09 (2.72m x 2.36m)

Bathroom

Bath with shower overhead. WC. Wash hand basin. Towel rail. Window to side.

AGENTS NOTES

Share of freehold

Lease: 99 years from 25th March 1975

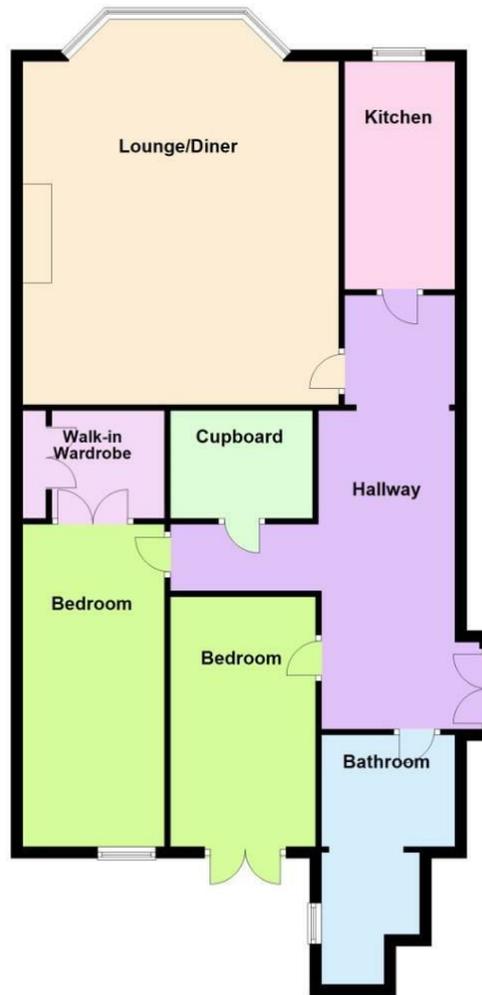
Maintenance: £5,768 p.a. including hot water and heating.

Council Tax: D

EPC: D



Floor Plan



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.