



## Kingsway, Hove

- ONE BEDROOM
- STUNNING SEA VIEWS
- IDEAL FIRST TIME BUY/HOLIDAY HOME
- FIRST FLOOR FLAT
- SOUTH FACING BALCONY
- NO ONWARD CHAIN



Asking Price  
£300,000  
Leasehold

\*\*\*LIVING ROOM WALL IN THE PROCESS OF BEING RECTIFIED\*\*\*

Robert Luff & Co are delighted to offer to market this one bedroom flat located on Hove seafront. This apartment benefits from a spacious open plan lounge / kitchen, a stylish modern fitted bathroom suite with storage and a private South facing balcony

This stunning seafront apartment has easy access to everything that this highly popular and desirable city has to offer. Located directly on the seafront, Kingsway is without doubt one of the most highly desirable roads in Hove.

Just a short walk over the Kingsway and you are on the seafront promenade with delightful seafront walks, city cycle lanes, beach huts, water sports, independent businesses, bars and restaurants. The property is also ideally located to Hove mainline station, shops, bars and restaurants on Church Road.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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## Accommodation

Open Planned Kitchen / Lounge / Diner 18'5 x 13'5 (5.61m x 4.09m)

Bedroom 10'00 x 6'8 (3.05m x 2.03m)

South Facing Balcony

### Agents Notes

Tenure: Leasehold; Approx 92 Years Remaining

Service Charge:

EPC Rating: E But With Potential Of a B Rating

Council Tax Band: A



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## Floor Plan

Approx. 34.9 sq. metres (375.3 sq. feet)



Total area: approx. 34.9 sq. metres (375.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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