

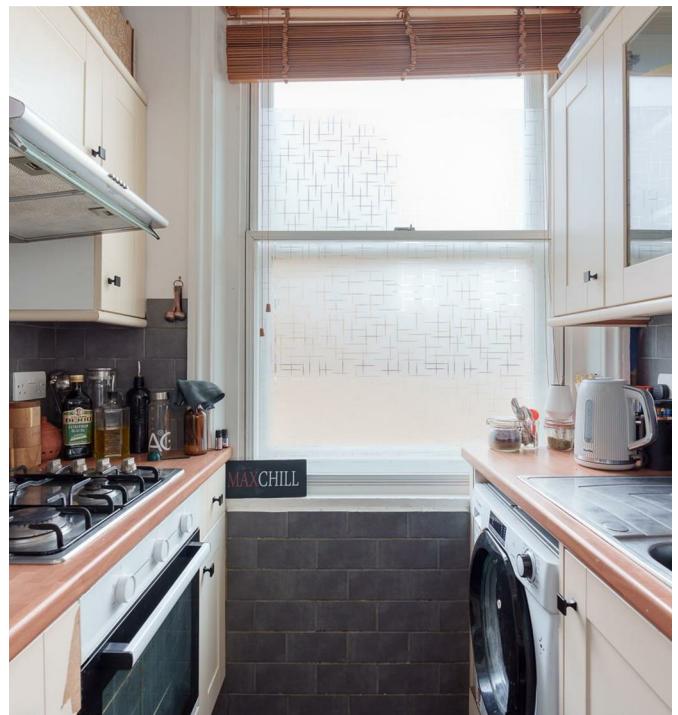
H&N



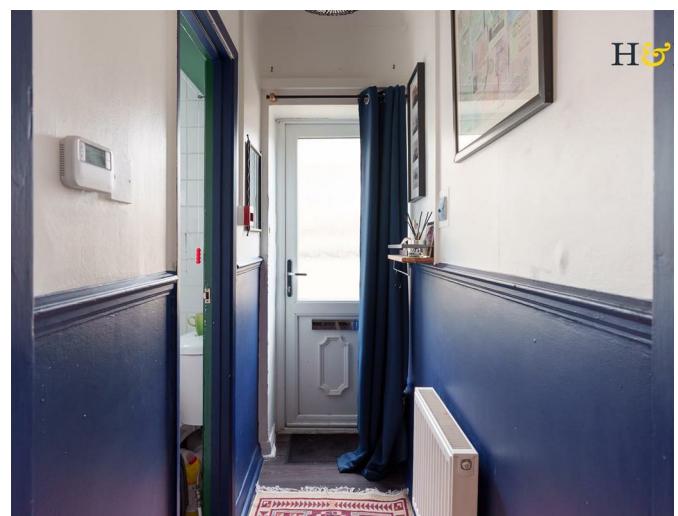
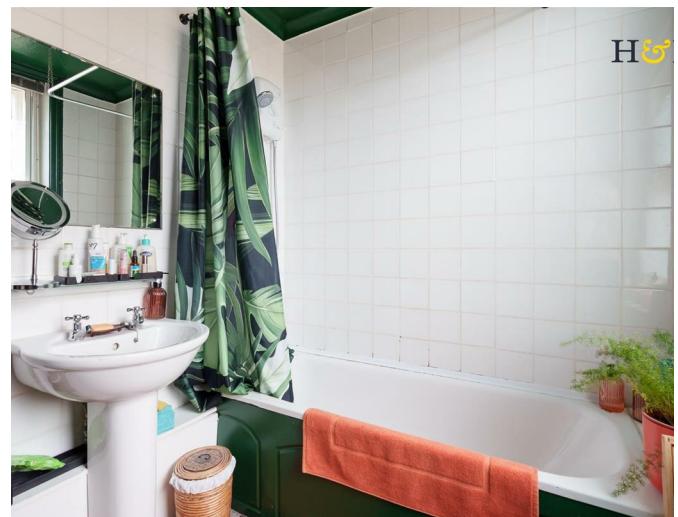
Kingsway
Hove

HEALY
& NEWSOM

EST. 1990



H&N



Kingsway, Hove, BN3 4GL

Offers in excess of £200,000

An exceptionally light and spacious studio apartment offering a delightful blend of comfort and convenience, situated on the corner of Westbourne Villas and Hove seafront. The external double glazed front door is your own private entrance to the property. As you enter, you are greeted by a welcoming entrance hall adorned with a feature dado rail, which leads to the well-appointed bathroom and the main studio room.

The spacious living area boasts a bay fronted south facing window, allowing natural light to flood the room. The living area features a fireplace with working fire and has the advantage of having a versatile separate space which can easily accommodate a sleeping area or be transformed into a walk-in wardrobe and storage room.

The kitchen is practical and bright, equipped with a good-sized window and space for a washing machine, as well as having an integrated oven and gas hob, making it perfect for your culinary needs.

A good size bathroom is fully tiled and features a large window, ensuring it remains light and airy. It includes a storage cupboard housing the boiler and has a bath with a shower over, providing both functionality and comfort.

This bright and spacious flat is sold with a new lease upon completion, the right for the flat owners to manage the freehold and no onward chain, making it an attractive option for both homeowners and investors alike. The flat has direct access to communal front and rear patios and an external storage cupboard. With the seafront and beach just across the road, the appeal of this delightful property is further enhanced.

Location

This property is situated on Hove seafront and is ideally positioned for all that Hove and Brighton has to offer. Situated opposite Hove's newest beach-park development, the inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as tennis courts. The Rockwater and Babble hospitality venues are also moments from the property, within a short distance there is the King Alfred Leisure centre where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

There is an extensive selection of cafés, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. For the commuters, Hove mainline railway station is approximately 1.1 miles in distance and offers a direct link to Gatwick and London Victoria, regular bus services are on the door step providing easy travel across the city and nearby towns and villages.

Additional Information

(Outgoings as advised by our client)

EPC rating: C

Internal measurement: 441 Square feet / 41 Square metres

Tenure: Leasehold with Right to Manage. Lease to be extended to 150 years upon completion.

Service charge: £800 per year

Ground Rent: £50 per year

Council tax band: A

Parking zone: R

**H&N**

KITCHEN
6'4" x 3'11"
1.94m x 1.19m

PATIO
EXTEND TO
6'3" (1.90M)

STUDIO
22'4" x 15'5"
6.80m x 4.70m

BATHROOM
7'10" x 6'5"
2.40m x 1.95m

Lower Ground Floor
41 sq m / 441 sq ft

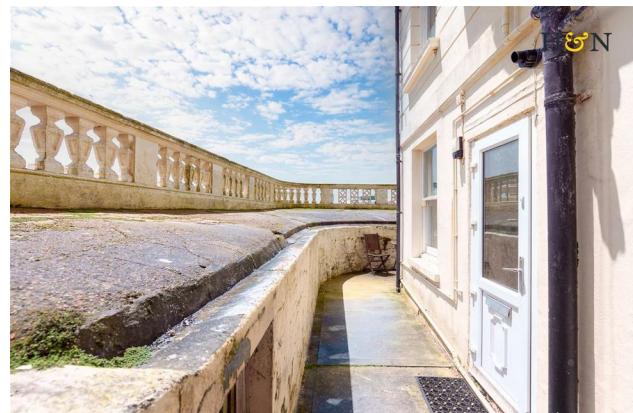
Measuring Points
S
W
L
Garden Shortened for Display
Skylight

(CH)
T
FF
B
Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler

Approximate Gross Internal Area
41 sq m / 441 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations.
All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by prospective purchasers.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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