

H&N

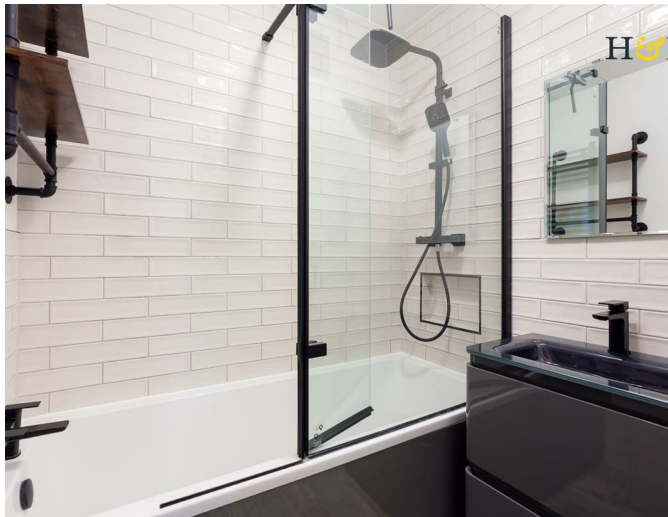


Channings, Kingsway  
Hove

HEALY  
& NEWSOM

EST. 1990





# Channings, Kingsway, Hove, BN3 4FU

Guide £400,000 to £425,000

A splendid fifth-floor apartment offering a delightful blend of modern living and stunning views. The property features a spacious living room that is bathed in natural light, a perfect room for relaxation and dining. There is also a door to the balcony where you can enjoy the far-reaching views across Hove up to the South Downs and the sea, creating a serene backdrop for your daily life.

The flat comprises three well-appointed bedrooms, each with built-in storage to maximise space and convenience. A dual-aspect double bedroom boasts a built-in double wardrobe and captivating downland views, while the two additional bedrooms also feature built-in cupboards, ensuring ample storage throughout and again, far reaching panoramic views.

The modern fitted kitchen showcases a range of sleek white gloss units and integrated appliances, that include a fridge freezer, double oven, washing machine and a five-ring induction hob. This well-designed space is perfect for preparing meals and easy to maintain.

The contemporary bathroom is both stylish and functional, featuring a shower bath, vanity unit with a wash hand basin and mirror over and a heated towel rail. In addition, there is a separate W.C in the same style. The flat benefits from gas central heating and is fully double glazed, ensuring comfort throughout the year.

Additionally, this property comes with the advantage of parking for one vehicle and is sold with a share of the freehold, offering peace of mind with no onward chain. This flat is an exceptional opportunity for those seeking a modern home in a desirable sea front location, combining comfort, style and delightful views.

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## Location

The property is situated on Hove seafront between Langdale Road and Carlisle Road and is directly opposite the Hove beach park development that includes an outdoor sports hub with a café and terrace gardens, wheeled sports areas, skate plaza, pump track, roller area and tennis courts. There is easy access from this location to both Portland Road and George Street where you can find a selections of local bars, shops, restaurants and convenience stores. Richardson Road's parade is at the end of Langdale Road, where you have a charming selection of businesses that include the Drury coffee shop, a butchers, organic food store and an array of beauty establishments.

This area is also well served by highly regarded educational establishments, schools and nurseries such as St Christopher's and Hove Village nursery. Regular buses operate in the area affording access to Brighton city centre and beyond. Aldrington train station is about a mile in distance and Hove mainline Station is 1.3 miles away, both with direct services that include Gatwick and London Victoria. Wish Park and Hove Lagoon are also close by, where you can find green spaces and popular play areas for children, there are also of course the sea front walks to enjoy.

## Additional Information

EPC rating: B

Internal measurement: 78 Square metres / 839.5 Square feet

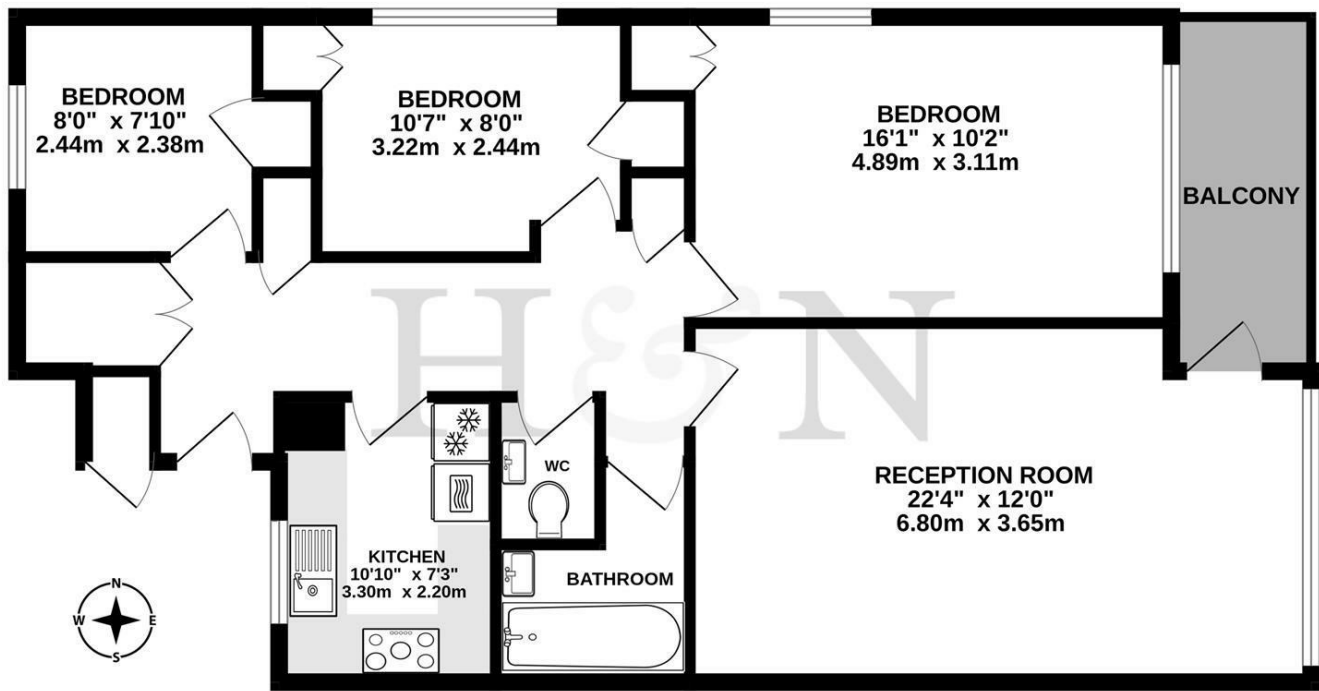
Parking: One allocated parking space. Resident permit parking zone R

Council tax band: D

Tenure: Share of Freehold, 945 years remaining on the lease.

Maintenance Charges: £4,262.00 per year.

## FIFTH FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 a prospective purchaser.
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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