

H&N

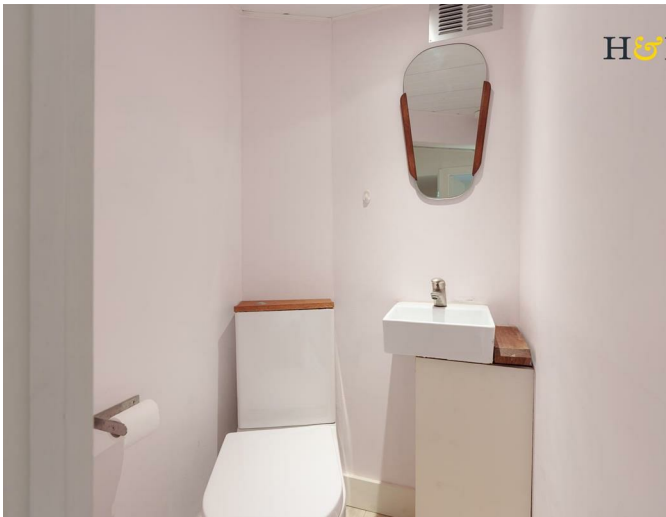


Channings  
Hove

HEALY  
& NEWSOM

EST. 1990





# Channings, Kingsway, Hove, BN3 4FU

£350,000

A fifth-floor flat offering an exceptional living experience with breath-taking panoramic views of the sea and coastline. The property has a living room with access to the balcony and open plan kitchen, three bedrooms, a bathroom, separate W.C. and a convenient dressing room complete with a shower.

The highlight of this apartment is undoubtedly the spacious living room, which features stunning south-facing views that flood the space with natural light. A door provides access on to the balcony where you can enjoy the fresh sea air while taking in the picturesque surroundings. The open-plan kitchen is designed for modern living, featuring integrated appliances, perfect for both cooking and entertaining.

Channings is well-managed and sought after, ensuring a pleasant living environment. This property is sold with a share of the freehold and comes with the added benefit of no onward chain, making it a highly attractive option for prospective buyers.

While some modernisation is required, this flat presents a fantastic opportunity to create a personalised home in a prime location. With its stunning views and spacious layout, this property is not to be missed.

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## Location

Positioned in a prominent seafront location, Channings is located on the Kingsway, between Langdale Road and Carlisle Road. The beach and promenade is opposite the apartment so there are direct views over Hove's newest beach-park development. This 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 paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

This area of Hove is a fantastic residential location with a strong sense of community and with many local activities available throughout the year. Wish Park with its café and Hove Lagoon are close by and along leafy New Church Road there is easy access to Hove's central shopping district in Church Road and St Georges Street. Richardson Road, a local parade of shops and businesses is also in close proximity with an independent butchers, organic grocers, Drurys coffee house, hairdressers, newsagents, and beauticians.

The main bus routes with regular services can be found on the Kingsway and New Church Road providing access to all parts of the city and beyond and for those needing to commute, Hove train station is approximately 1.5 miles in distance and it is only just over a mile to Portslade Station which provides direct links to London Victoria and Gatwick Airport.

## Additional Information

(Outgoings as advised by our clients)

Tenure: Leasehold to include a Share of Freehold

Internal area: 69.1 sq m / 743 sq meters

EPC Rating: C

Council Tax Band: C

Service charge: £3,694.38 per year

Managing Agent : Ellmans

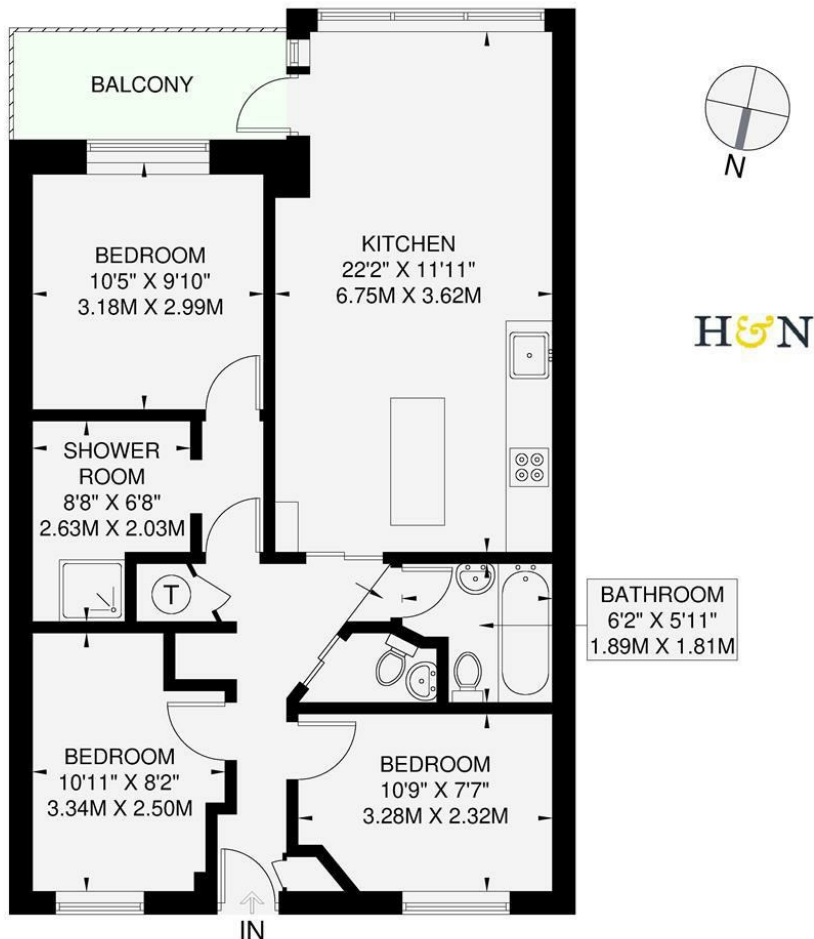
Residence permit parking: Zone R

## Fifth Floor 69.1 sq m / 743 sq ft

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

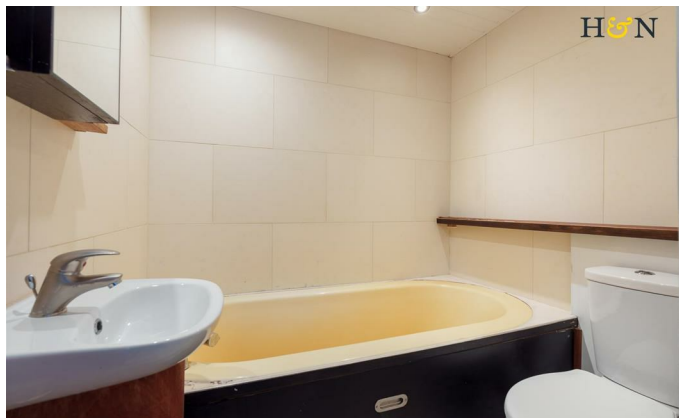
Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
Garden Shortened for Display  
Skylight

Approximate Gross Internal Area  
69.1 sq m / 743 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 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.

# HEALY & NEWSOM

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