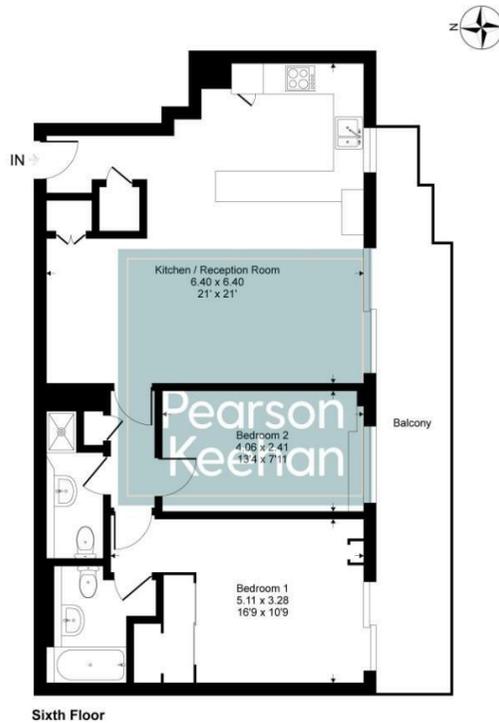




Queens Gardens, Hove, BN3 2LP

Offers in excess of £450,000-£500,000 Leasehold - Share of Freehold

**Kingsway Court, BN3**  
Approximate Gross Internal Area = 75 sq m / 807 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, windows and doors is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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A lovely two bedroom sixth floor purpose built apartment situated on Hove Seafront directly opposite Hove Lawns and boasts stunning direct sea views. Kingsway Court is positioned between First and Second Avenue making the property just moments from a wide range of local amenities, coffee shops, bars and restaurants on Church Road as well as being within easy reach to Hove Railway station.

The apartment itself briefly comprises of two double bedrooms of which are both south facing enjoying direct sea views, with the main bedroom also benefiting en-suite bathroom facilities, family shower room, spacious open plan living room with fitted kitchen which boasts patio sliding doors out onto the south facing balcony that encompasses beautiful uninterrupted sea views completing the accommodation.

The building also benefits from residents caretaker and passenger lift. The property is sold with the added benefit of no onward chain.

Tenure: Leasehold

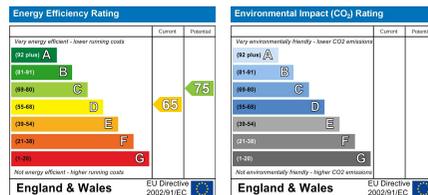
Lease: 999yrs from 1963

Ground Rent: £50pa

Service Charge: £5019.28

Service Charge reviewed annually according to the budget

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



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