



49 Viceroy Lodge 143 Kingsway
Hove, BN3 4RB

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Asking price £250,000

Located in the highly sought-after Viceroy Lodge, just moments from Hove's seafront, this well presented and spacious, one bedroom, ground floor apartment is ideal for those seeking a stylish home by the sea.

Upon entering the building, residents are welcomed by a well maintained communal hallway. Inside the apartment, which is set within a quiet block to the rear of the site, a spacious entrance hall leads to a generously sized double bedroom with built-in wardrobes, a large lounge and dining area and a separate modern kitchen complete with integrated appliances and stylish tiling and a contemporary bathroom.

Outside, residents can enjoy beautifully kept communal rear gardens, perfect for al fresco dining or simply unwinding on a sunny day.

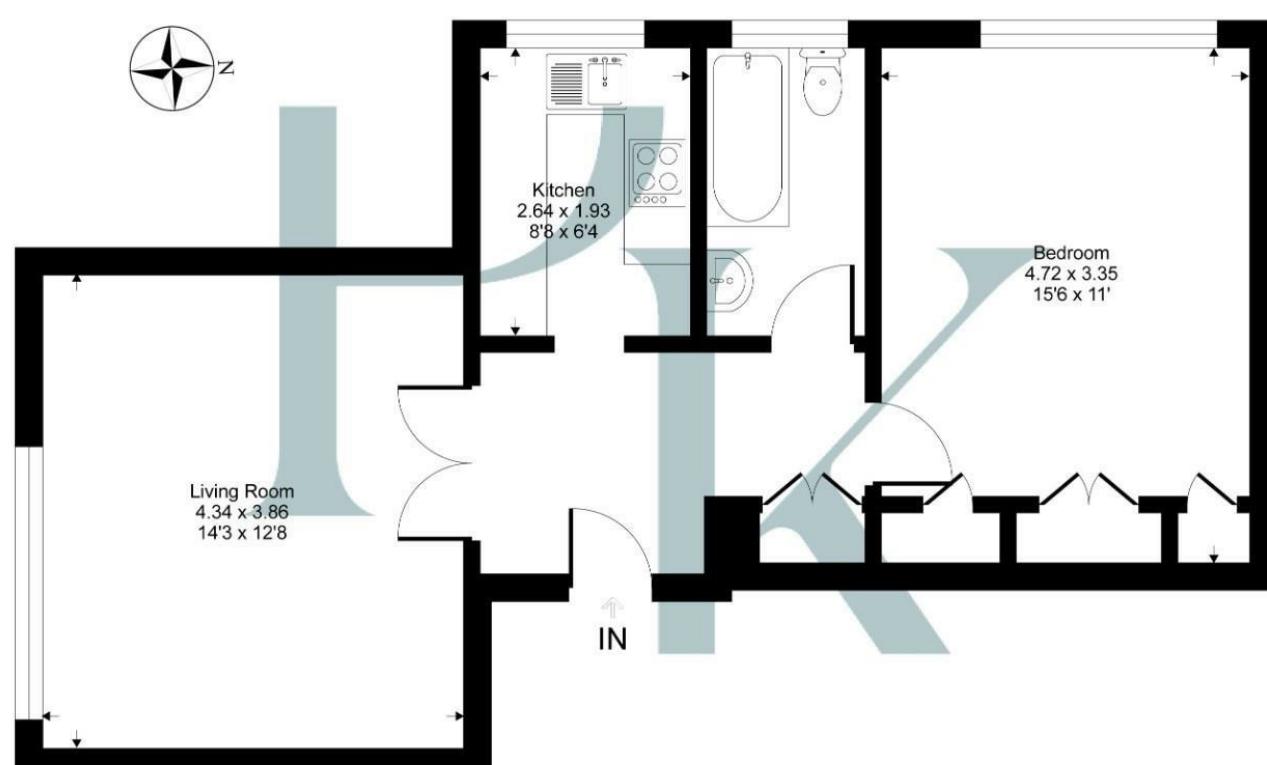
Situated centrally in a prime Hove location, Viceroy Lodge is within walking distance of the promenade, Hove beach, local shops, restaurants, trendy bars, and coffee shops. Hove railway station is just a short stroll away, providing excellent transport links to Gatwick Airport and London, making this property ideal for commuters and lifestyle seekers alike.

The property is sold with the added benefit of no onward chain.



Viceroy Lodge, BN3

Approximate Gross Internal Area = 50.7 sq m / 546 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 doors, windows and rooms 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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