



Kingsway, Hove, BN3 2PU

welcome to

Kingsway, Hove

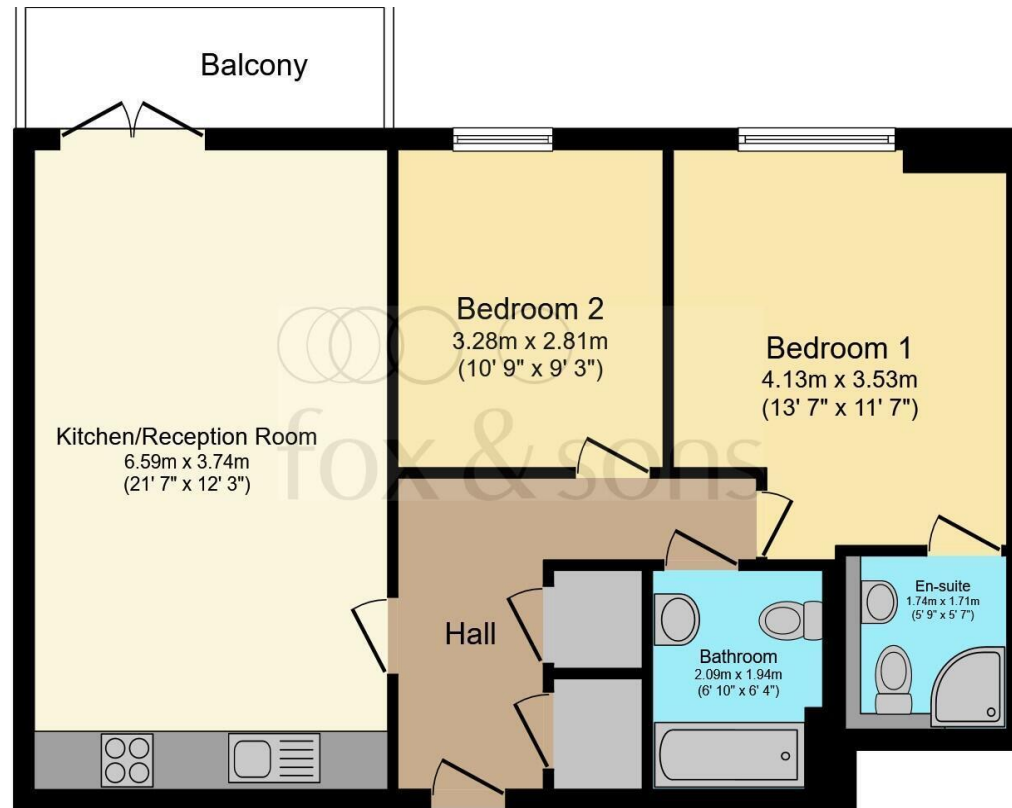
Stunning two-bedroom apartment with private balcony just moments away from Hove seafront. With local shops and cafes just moments away this property provides the perfect blend of both convenience and comfort.



Located just a two-minute stroll from the iconic Hove seafront, this beautifully presented two-bedroom apartment offers a contemporary coastal living at it's finest. Situated in a modern development, the property boasts a spacious open-plan living, dining, and kitchen area - perfect for entertaining or relaxing in style. The apartment is flooded with natural light, while the private balcony provides an ideal spot for morning coffee or evening drinks. The sleek, modern kitchen is fully equipped with integrated appliances and stylish finishes, seamlessly blending with design. Both bedrooms are generous doubles, with the master benefiting from a chic en-suite bathroom. A second, separate bathroom mirrors the same clean, contemporary aesthetic. Additional features include modern fittings throughout, ample storage, and a light airy feel in every room. With its unbeatable location and high-end finish, this is an exceptional home or investment opportunity not to be missed

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AGENT NOTE - Clarion Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 30% share plus the remaining 70% share of the property from Clarion Housing Association. The advertised price is for the 100% Freehold. Service Charge is £3050.25. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



Total floor area 66.6 m² (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- PRIVATE BALCONY
- MINUTES FROM HOVE SEAFRONT
- MODERN AND SLEEK FINISHES
- EN-SUITE
- MODERN DEVELOPMENT
- AMPLE STORAGE THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3050.28

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRH110632



Property Ref:
CRH110632 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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