



12 Viceroy Lodge 143 Kingsway, Hove, BN3 4RA

A well-presented second-floor apartment offering three double bedrooms, two private balconies, one with stunning direct sea views and generous living space in a sought-after Hove location. The property features spacious living and dining rooms, a modern kitchen with a breakfast area and integrated appliances, and well-proportioned bedrooms. A garage is available at an additional fee.

Viceroy Lodge is a particularly desirable, well managed building with lift access, resident caretaker, and communal gardens to the rear. It is located directly on the Kingsway, moments from Hove's beautiful promenade and beaches, and the vast array of amenities which can be found close by and on Church Road. There are also excellent transport links nearby providing easy access to central Brighton and beyond.

£2,650 Per month

12 Viceroy Lodge 143 Kingsway, Hove, BN3 4RA



- Stunning Seafront apartment
- Kitchen/breakfast room
- Second floor accomodation
- Three double bedrooms
- Two balconies - Direct sea views
- Available Mid July 2026
- Two reception rooms
- Garage optional
- Resident caretaker

Entrance Hall

20'9 x 13'2 max (6.32m x 4.01m max)

A spacious and elegant entrance hall with a storage cupboard, coved ceiling, radiators, and access to all principal rooms. An open archway leads through to the living and dining areas.

Living Room

22'3 x 12'8 (6.78m x 3.86m)

A bright and spacious reception room with south-easterly aspect double-glazed windows offering spectacular sea views. Features include access to the balcony, coved ceiling, wall lighting, radiators, and a television point.

Dining Room

13'1 x 9'1 (3.99m x 2.77m)

An elegant dining space open to both the entrance hall and living room, enjoying sea views and direct access to the balcony.

Kitchen

19'11 x 11'0 (6.07m x 3.35m)

A modern fitted kitchen featuring quartz-style work surfaces, an inset AEG four-ring induction hob with extractor hood, eye-level AEG double oven, NEFF dishwasher, Hoover washing machine, Zanussi tumble dryer, inset sink and drainer, ceiling downlights, and extensive storage. The breakfast bar and additional dining area create a versatile family space. Westerly-facing windows overlook the communal gardens.

Bedroom One

20'4 x 10'8 (6.20m x 3.25m)

A spacious double bedroom with fitted wardrobes spanning the full length of the room, westerly-facing windows overlooking the communal gardens, access to the second balcony, and a private en-suite WC.

En-Suite Lavatory

Fitted with a low-level WC, bidet, wash hand basin with vanity storage, and heated chrome towel rail.

Bedroom Two

17'2 x 11'5 (5.23m x 3.48m)

A generous double bedroom with easterly-facing windows enjoying sea views, built-in storage cupboards, and radiator.

Bedroom Three

12'5 x 12'2 (3.78m x 3.71m)

A further double bedroom overlooking the communal gardens, with balcony access, fitted storage cupboards, coved ceiling, and radiator.

Bathroom

9'6 x 7'11 (2.90m x 2.41m)

A contemporary bathroom comprising a bath with mixer tap, shower and screen, low-level WC, wash hand basin with vanity storage, heated towel rail, shaver point, tiled walls and flooring, and two obscured-glass windows.

Outside

Apart from the two balconies there are beautifully maintained communal gardens are situated to the rear of the building and are overseen by the resident caretaker.

Balconies

The property benefits from two private balconies, both enjoying exceptional views across the sea and the attractive communal gardens. Access is provided from the living and dining rooms, as well as the principal and third bedrooms.

Garage

A single garage is available by separate negotiation at approximately £110 PCM.

Other Information

UNFURNISHED

Available date: Mid July 2026

Council Tax: Tax band E

Local Authority: Brighton and Hove Council

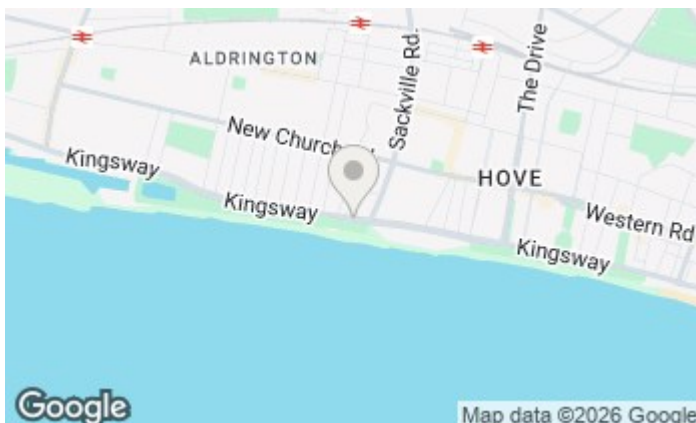
Garage: Available by separate negotiaton

Parking: Permit Zone R

Holding deposit: £611.53

Dilapidations Deposit: £3,057.69

Tenancy length: 12 Months



Directions

Directions from Hove Station to Viceroy Lodge, Kingsway, Hove BN3 4RA From Hove Railway Station, head South along Goldstone Villas. At the roundabout, take the third exit onto Clarendon Villas. Continue straight, then turn left onto Sackville Road (A2023) and follow the road. Cross the traffic lights with Church Road continue onto Hove Street and Viceroy Lodge will be on the righthand side just before the sea.

01273 28 68 98

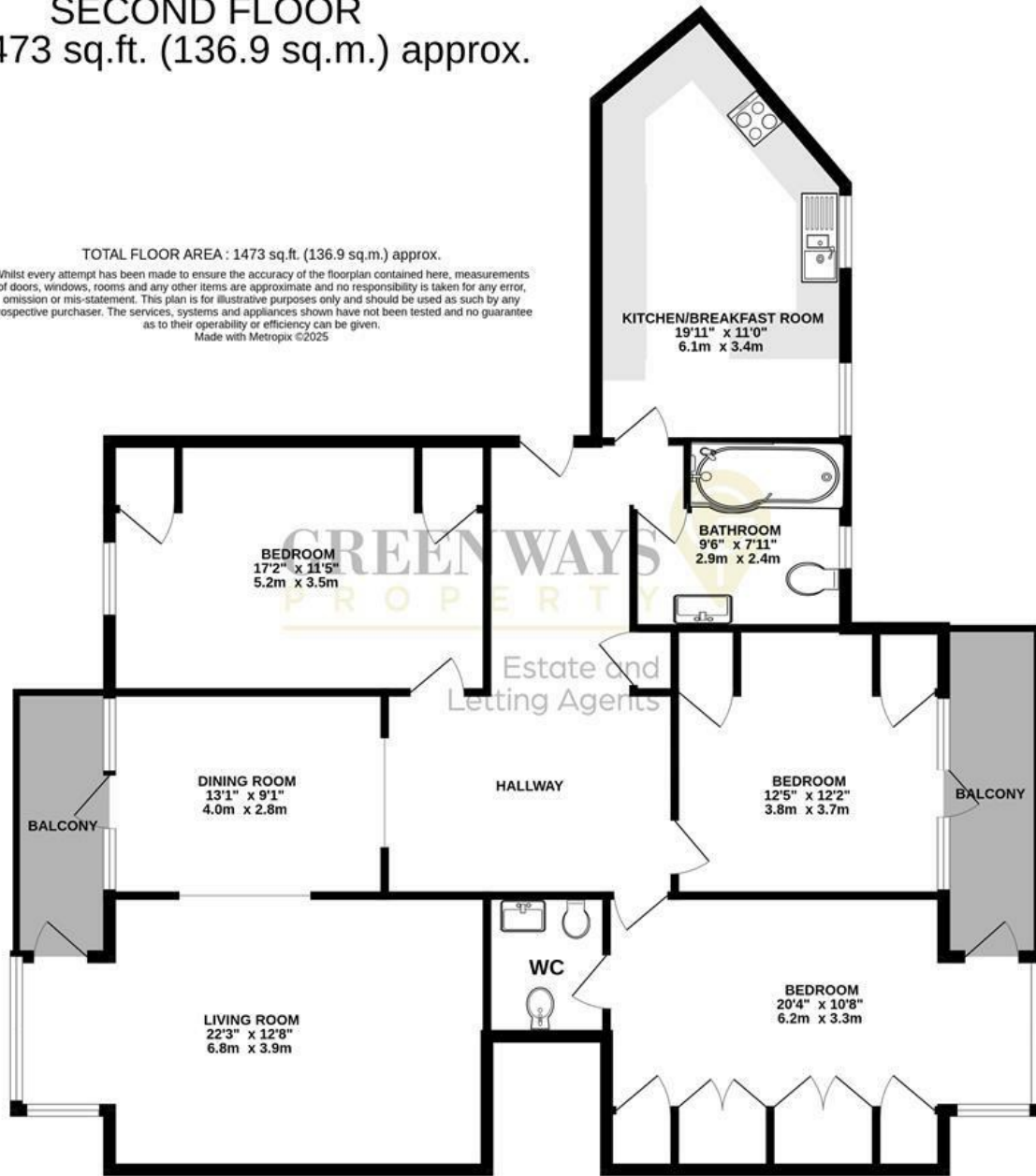
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SECOND FLOOR
1473 sq.ft. (136.9 sq.m.) approx.

TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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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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 errors, omissions, or misstatements. 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 of the property. None of the descriptions 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	