



9 Langdale Court, Kingsway, Hove, BN3 4HF

Guide Price 400,000 to £425,000

Greenways Property is delighted to present this exceptional three-bedroom first-floor apartment with a private balcony, ideally positioned on the prestigious Hove Seafront.

This impressive home has been completely refurbished to an exceptional standard and now features a brand-new contemporary kitchen, stylish bathroom, new flooring, modern windows, and fresh décor throughout, creating a bright, modern, and comfortable living space.

Located within Langdale Court, a well-maintained development in one of Hove's most sought-after areas, the apartment offers the very best of coastal living. Just moments from the beach, residents can enjoy a wealth of nearby amenities including the popular shops and cafés of Richardson Road, the renowned Rockwater bar and restaurant, and a range of vibrant seafront establishments. Wish Park and Hove Lagoon are also within easy reach, offering excellent recreational facilities.

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- Three Bedrooms
- Newly refurbished throughout
- Communal heating and hot water
- Seafront balcony flat
- New windows and flooring
- No onward chain
- Newly fitted kitchen
- First floor accommodation

Communal Entrance

Entrance lobby with security door entry system, stairs and passenger lift to the first floor.

Hallway

Doors leading to all rooms. Storage cupboard and hanging space, new wood flooring.

Living Room

16'3 x 11'9 (4.95m x 3.58m)
Double aspect living room with South and East facing double glazed windows. Radiator. New wood flooring, door leading out to Balcony,

Balcony

Southerly aspect room with exceptional sea views and space for table and chairs.

Kitchen

10'0 x 8'10 (3.05m x 2.69m)
Newly fitted kitchen with matching wall and base units. Worktop incorporating sink/drainer unit. Integrated dishwasher, washing machine, fridge/freezer, electric hob and oven. Double glazed window to the side with views to the seafront.

Bedroom One

14'11 x 9'7 (4.55m x 2.92m)
South facing double glazed window to front with sea views. New carpet. Radiator. Spacious built in wardrobes.

Bedroom Two

16'3 x 8'9 (4.95m x 2.67m)
Easterly facing double glazed window overlooking Langdale Road and offering sea views. New carpet flooring. Radiator. Spacious built in Wardrobes.

Bedroom Three/Home Office

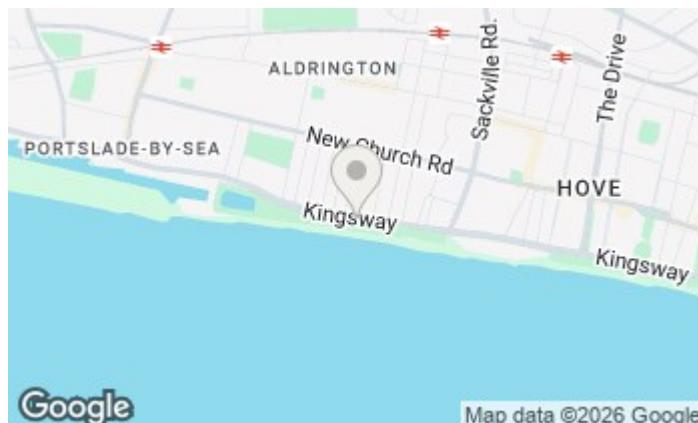
8'1 x 5'7 (2.46m x 1.70m)
Radiator. Double glazed window to rear.

Family Bathroom

Modern bathroom suite comprising panelled bath with shower overhead. WC. Wash hand basin with vanity unit beneath. Towel rail. Easterly aspect double glazed window to the side.

Other information

Leasehold: 199 Years from 25th December 1972 (147 years remaining)
Service Charge: £350 PCM Including heating and hot water.
Ground Rent: £113 PA
EPC: C
Council Tax: Band C
Local Authority: Brighton and Hove



Directions

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01273 28 68 98

Floor Plan



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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PLEASE NOTE:

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	72	75
(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