

## 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.

**Guide price £400,000 – £425,000**

# 9 Langdale Court, Kingsway, Hove, BN3 4HF



- 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/drain 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)

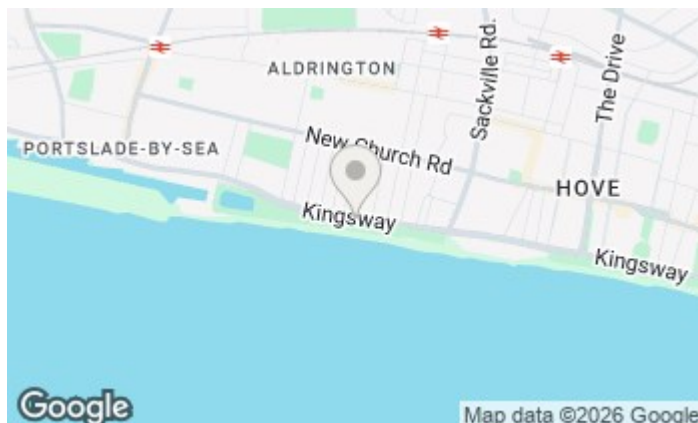
Service Charge: £350 PCM Including heating and hot water.

Ground Rent: £113 PA

EPC: C

Council Tax: Band C

Local Authority: Brighton and Hove



## Directions

01273 28 68 98



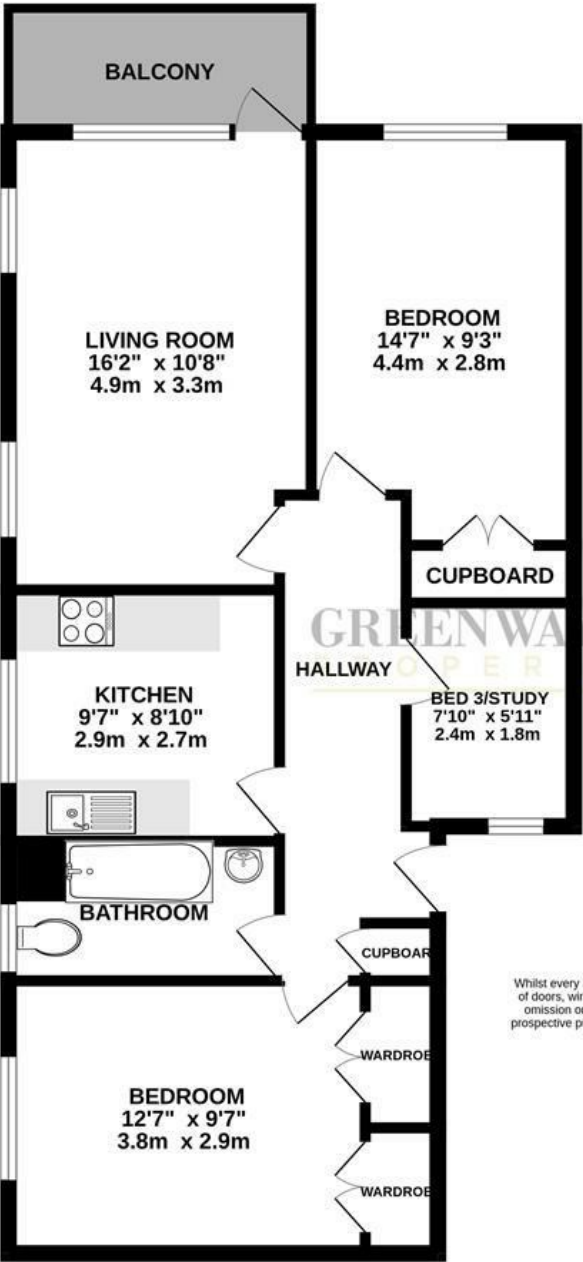
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Floor Plan

FIRST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



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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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.  
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