



53 VICEROY LODGE, 143 KINGSWAY HOVE, BN3 4RB

Guide Price £170,000 - £190,000. A bright and spacious one-bedroom first floor apartment occupying a quiet rear position within this popular purpose-built seafront development. Offered for sale with immediate vacant possession and no onward chain, the property also benefits from beautifully maintained communal gardens.

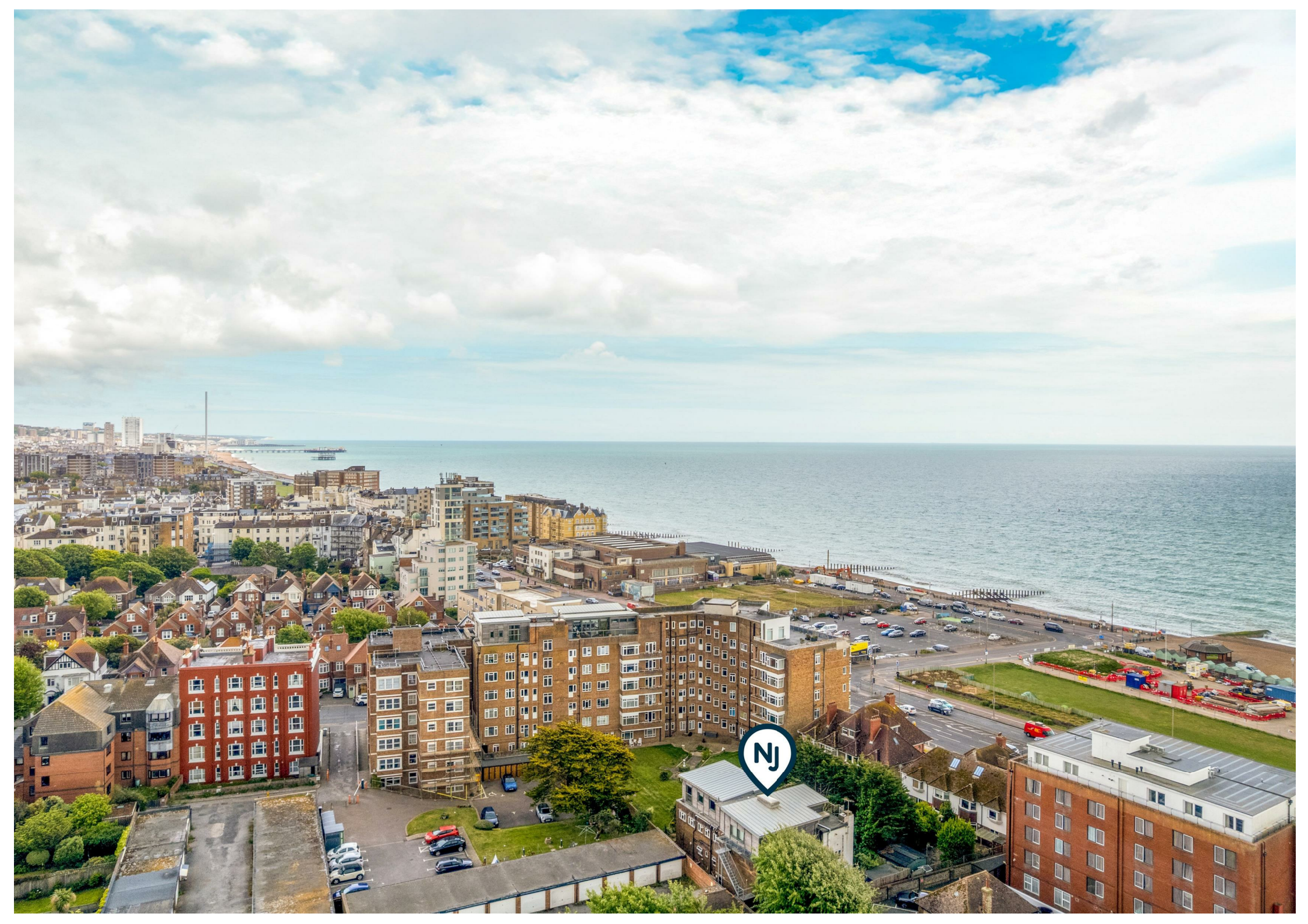
The accommodation comprises a generous entrance hallway with storage cupboards, spacious living room, separate fitted kitchen, bathroom and double bedroom with fitted storage. While the property would now benefit from some updating, it offers excellent potential to modernise and create a superb home in one of Hove's most desirable locations.

Viceroy Lodge occupies a prime position directly opposite Hove seafront and the much-loved Marrocco's Ice Cream Parlour. Church Road and George Street are within easy reach, offering an excellent selection of cafés, restaurants, pubs and local shops, whilst Hove mainline station provides regular and direct links to London.

Nicholas James

SALES LETTINGS AUCTIONS





Viceroy Lodge

Approximate Gross Internal Area = 36.8 sq m / 396 sq ft

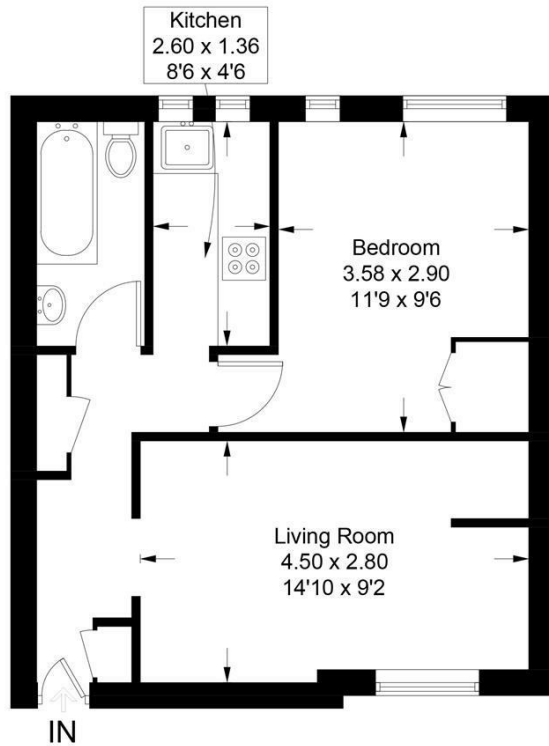


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303281)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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