



44 KINGSWAY COURT HOVE, BN3 2LQ

SHARE OF FREEHOLD

Guide Price £400,000 - £425,000. Situated on the seventh floor of the sought-after Kingsway Court, this spacious apartment enjoys stunning sea views and a superb seafront position opposite Hove Lawns, the promenade and beach.

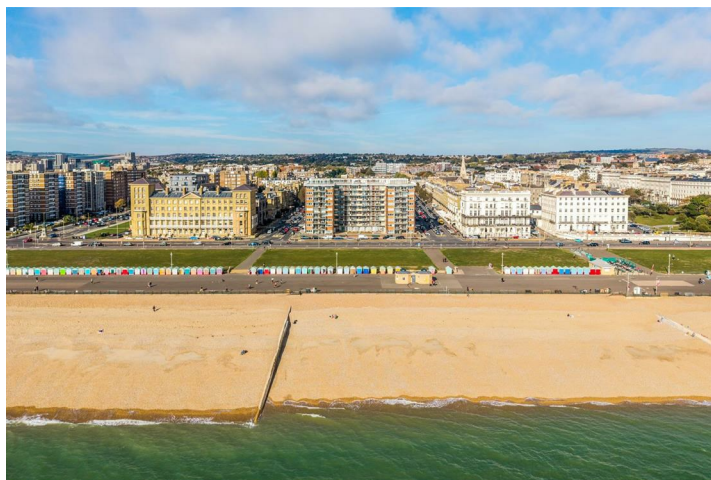
This superb property features a bright 22ft south-facing living room opening onto an impressive 38ft balcony, ideal for relaxing and enjoying fantastic sea views. A separate fitted kitchen, two well-proportioned double bedrooms and two shower rooms complete the layout.

Residents benefit from passenger lifts, porterage, rubbish collection, communal heating and hot water, and an on-site restaurant. Underground parking is available subject to availability and an additional quarterly charge.

Further benefits include a share of the freehold and a convenient central Hove location, with an excellent selection of cafés, restaurants and shops within easy reach. Hove Station provides direct rail links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Kingsway Court, Hove

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft

Storage = 0.8 sq m / 9 sq ft

Total = 80.5 sq m / 867 sq ft

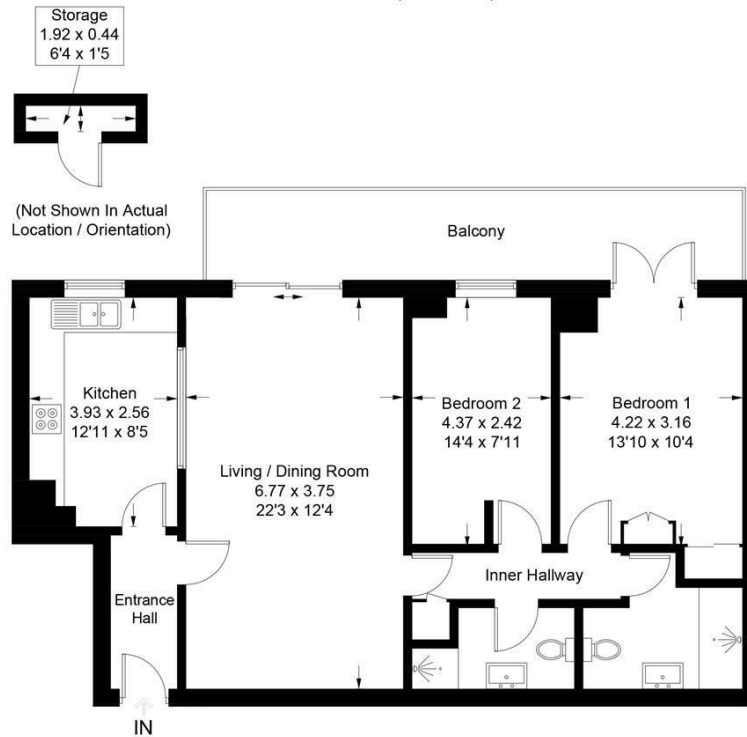
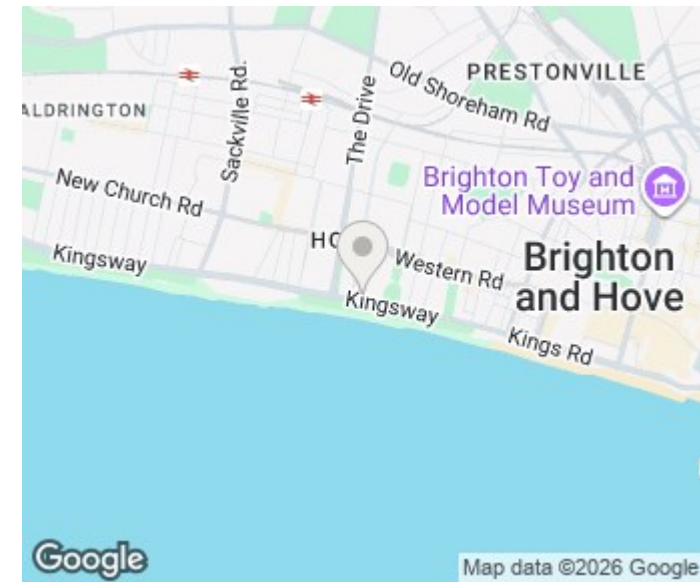


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340512)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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