



Asking Price  
£1,100,000  
Freehold

## Kingsway, Hove

- OPEN DAY 10th of July
- An Outstanding Four/Five Bedroom House
- Ideal Family Home
- Landscaped Rear Garden
- Stunning Sea Front Location
- Modernised to an Extremely High Standard Throughout
- Off Road Parking and Garage
- EPC Rating D (64)

Robert Luff & Co are ecstatic to bring to market the cosmopolitan and beach lover's dream home, situated directly opposite and overlooking Hove lagoon and seafront. Boasting panoramic views of Hove's iconic coastline, experience stunning year round sunsets from the dual balconies of this once in a lifetime property! With Hove and Brighton centres within a short walk, owners can enjoy iconic shopping locations and wealth's of bars and eateries, including the new beachfront ROCKWATER venue hosting revolutionary gigs, premieres and events without the need for a car journey. In addition to this, families and couples alike will enjoy Brighton's epic seafront and nightlife with a short Uber back to your front door, taking a 15 minute drive to the stunning South Downs, or strolling with a coffee around the beautiful Wish park located directly behind the property. Car lovers can display their wheels on the spacious front driveway with room for 2, and the outdoor shower and roomy rear garage sees water sport lovers and dog owners (cleanly) catered for! BOOK YOUR EXCLUSIVE VIEWING TODAY - DON'T MISS OUT!

T: 01273 921133 E:  
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## Accommodation

### Property Introduction

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Open your front door to reveal a stunning hotel-esque entrance hall, followed by breath-taking open-plan kitchen/living area, flowing through to a rear garden all impeccably styled with marble, the perfect space for hosting your guests. The bright south facing living area features a stunning marble featured fireplace in addition to lagoon views. Head upstairs and the first floor boasts 3 double bedrooms, the largest Master of which stuns with panoramic coastal views, and a marble coated en-suite bathroom. The main bathroom drops jaws with gold features accentuating the marble surroundings and hand-painted ceiling, the perfect splash of luxury whilst you bathe in its free-standing tub. The third floor contains an impeccable hotel-style master suite with marble en-suite and dressing room. Slide open the oak doors revealing the blissful living space and watch the waves of the stunning coastline from the comfort of your bed, the perfect way to start any day.

This exclusive seafront home ensures your safety with high-end security and CCTV, and keeps you entertained with hard-wired TV, internet and built in SONOS speakers throughout. Underfloor heating and other internal features maintain exceptionally comfortable living. This exclusive home is not expected to be on market for long, so contact us now for a private viewing-experience.

### Entrance Hall

Door to living area and kitchen / dining room, tiled flooring, under stairs storage, door to W.C

### W.C

W.C, wash hand basin set in vanity unit

### Lounge 14'55" x 14'33" (4.27m x 4.27m)

Solid oak flooring, double glazed window to side, double doors to south facing patio / paved driveway, feature electric fireplace with marble hearth, underfloor heating.

### Kitchen / Dining Room 23'15" x 14'01" (7.01m x 4.29m)

Two double glazed windows to side, patio doors opening to garden, marble tiled flooring with underfloor heating, island with base units, Neff dishwasher, one and a half stainless steel sink, Quokka tap, breakfast bar, marble worktops, range of high gloss grey wall, base units and drawers, AEG oven with induction hob and extractor fan, grill, microwave, inset speakers, LED lights.

### Utility Room 5'78" x 5'97" (1.52m x 1.52m)

Washing machine, tumble dryer, wall and base units, solid granite worktop, stainless steel sink.

### First Floor Landing

Boiler cupboard, solid oak flooring, lighting on stairs.

### Bedroom One Master Suite 14'13" x 14'4" (4.27m x 4.37m)

Solid oak flooring, two double glazed windows with sea views, radiator, en suite,

### En suite

Shower cubicle, fully tiled marble flooring, wash hand basin inset in vanity unit, W.C, inset spotlights, heated towel rail.

### Bathroom 8'65" x 7'63" (2.44m x 2.13m)

Marble flooring and tiled walls, roll top bath, wet room shower unit, brushed gold fittings, heated towel rail, double glazed window to side, inset speakers, W.C, wash hand basin, built in shelving, underfloor heating

### Bedroom Two 10'92" x 10'90" (3.05m x 3.05m)

Double glazed window to side, light fitting, solid oak flooring

### Bedroom Three 10'76" x 8'72" (3.05m x 2.44m)

Double glazed window to rear, radiator, solid oak flooring, built in wardrobe

### Bedroom Four Master Suite 11'49" x 13'82" (3.35m x 3.96m)

Solid oak flooring, inset speaker, inset spotlights, double glazed window to side, dressing room with Velux window, spotlights and Eave storage, en suite

### En suite

Fully tiled marble flooring, sliding oak door, shower cubicle, extractor fan, Velux window, wash hand basin inset in vanity unit, W.C, inset spotlights, heated towel rail





## Roof Top Lounge 19'96" x 14'48" (5.79m x 4.27m)

Solid oak flooring, 2 Eave storage units, double glazed window to side, phenomenal sea views, inset speakers, inset spotlights, 2 Velux balcony cabarrots, sliding door to bedroom one

## Outside

Paved garden, flower planter, outdoor shower.

## Garage

electric garage with roller electric door



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Total area: approx. 2003 sq ft/186.084 sq metres

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.