

Kingsway, Hove

Asking Price £235,000



- Superb purpose built third floor apartment
- Newly refurbished throughout
- Stunning east/south sea views
- private parking to the rear
- Retirement block for 60 years +

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Flat 42 Saxon Court, 321 Kingsway, Hove, BN3 4ND



This superb flat can be found on the third floor of Saxon Court, one of the finest retirement blocks in Hove. The property is situated on Hove's famous seafront, opposite to wish park in the highly sought after New Church Road area. Local shopping facilities are available close by as are bus services which provide easy access into Brighton/Hove city centre.

The property has been modernised, re-decorated and re-carpeted throughout to an extremely high standard. There is gas fired central heating (with a newly fitted boiler), fully double glazed windows and superb views across Hove Lagoon and along Brighton/Hove's coastline.

Saxon court itself was built in 1987 and has a total of 46 apartments constructed over 4 floors all of which can be accessed by a passenger lift and exceptionally well maintained public ways. All residents will have access to an attractive communal dining area, comfortable lounge with conservatory, sheltered communal garden and private parking for residents and visitors is available to the rear of the block.

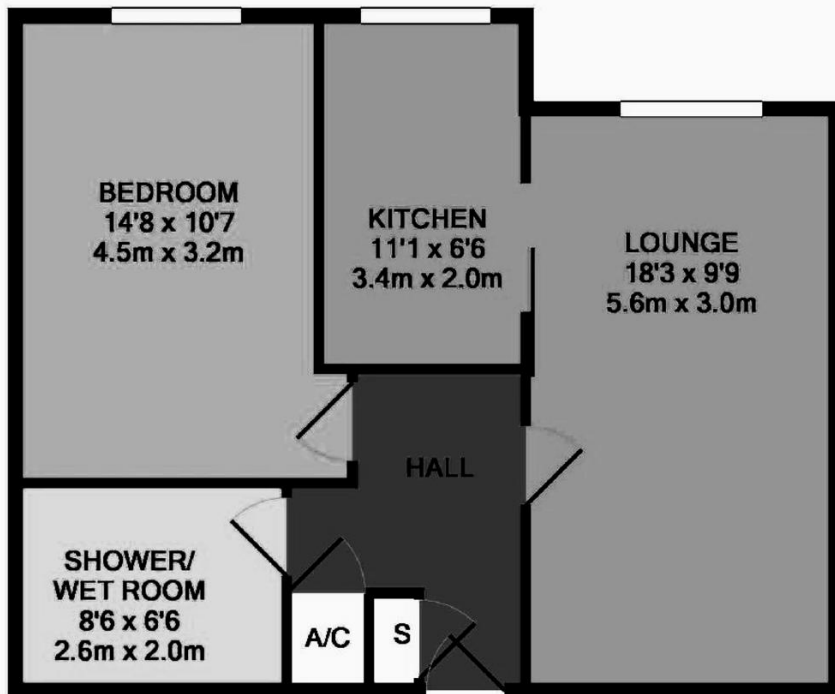
A 24 hour call care system is fitted throughout the apartment, it is also suitable for anyone using a wheelchair and 1 1/2 hours cleaning service is also available.



Picture this...

Just imagine sitting in your flat on a beautiful summer's day and starrng out over Hove's Lagoon and the seafront, who needs to go out when you have views like this.

Pop down stairs and enjoy the social side of this luxurious retirement apartment block or maybe enjoy a meal with friends or family in the onsite restaurant.



TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. Furniture layouts are indicative, loose furniture and equipment is not included on the purchase price of the apartment/bungalow.
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Accommodation

THIRD FLOOR

HALLWAY

BEDROOM

14' 9" x 10' 5" (4.5m x 3.2m)

KITCHEN

11' 1" x 6' 6" (3.4m x 2.0m)

LOUNGE

18' 4" x 9' 10" (5.6m x 3.0m)

SHOWER ROOM

8' 6" x 6' 6" (2.6m x 2.0m)





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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