



# Flat 1B, 13-14 Kings Gardens

Hove BN3 2PG

Asking Price Of £500,000

- PRIME SEAFRONT LOCATION
- DIRECT SEA VIEWS
- STUNNING SOUTH FACING LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- RETENTION OF PERIOD FEATURES
- SHARE OF FREEHOLD

Situated in this prime residential location and forming part of the raised ground floor of this attractive bay fronted property offering views over Hove Lawns and the seafront. The apartment offers tremendous potential to prospective buyers with scope for reconfiguration and modernisation (stnc). The two double bedroom accommodation has the retention of many period features and is being sold with a share in the freehold and no onward chain.

**ENTRANCE HALL** Original ceiling, walk-in cupboard, entry system telephone.

**KITCHEN** South facing. Incorporating stainless steel sink unit with drawer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor hood over, electric oven, tiled splashback.

**LIVING/DINING ROOM** Direct sea views, south facing bay window, feature fireplace with original carved timber surround, coving, radiator.

**BEDROOM 1** Radiator, coving.

**WALK-IN WARDROBE** Fitted cupboard with hanging space.

**BEDROOM 2** Coving, door to fire escape.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c.

**OUTGOINGS** Share of freehold

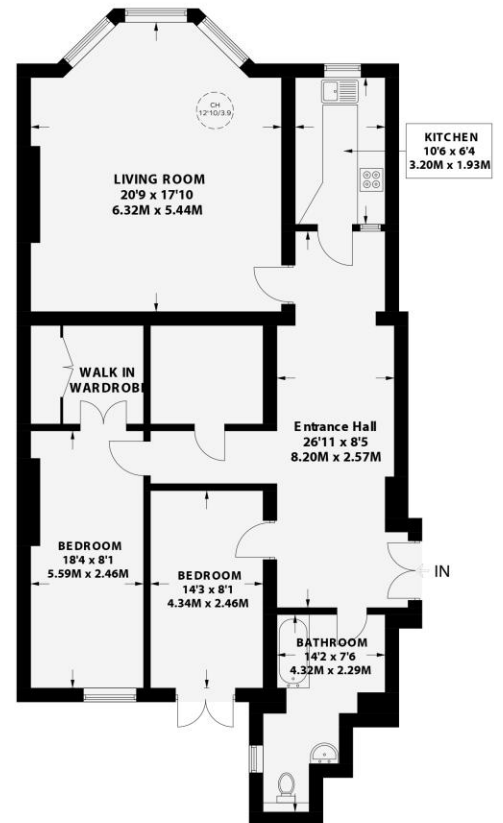
Lease: 99 years from 25th March 1975

Maintenance: £5,768 p.a. including hot water and heating.

## KINGS GARDENS

HOVE

APPROXIMATE GROSS INTERNAL AREA  
1206 sq ft / 112.0 sq m



Ground Floor  
1206 sq ft / 112.0 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2023

CH Ceiling Ht  
T Hot Water  
FF Fridge / Frs  
Head Height Below  
M Measuring P  
S Storage Cupb  
W Fitted Wardr  
G Garden Shortened for Di

### Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

### Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.