

PHILLIPS & STILL

Viceroy Lodge, Kingsway, Hove Guide Price £215,000 - £225,000



- A Superb Ground Floor Purpose Built Seafront Apartment
- One Double Bedroom
- Spacious Lounge / Diner & Separate Kitchen
- Well Presented Throughout
- Attractive Communal Gardens

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Viceroy Lodge, Kingsway, Hove, BN3 4RB



This well presented and spacious ground floor purpose built apartment has been tastefully decorated throughout and is ready for its next owner to move straight into & make their own! It is situated in a highly sought after seafront position within walking distance of everything you need...

Upon entering the building, you are immediately impressed by how immaculately presented and grand the communal hallways are. Once inside the apartment, the entrance hall gives access to all rooms starting with the large lounge / diner perfect for entertaining, a separate modern fitted kitchen, bathroom and the fantastic sized double bedroom with built-in wardrobes. Outside there is a wonderful communal rear gardens for all residents to use ideal for a little al fresco dining or sunbathing in the warmer months of the year.

In terms of the location, Viceroy Lodge is located in the heart of Hove. You can literally step out of your property and you'll be central to everything you need including local shops, seafront restaurants, trendy bars and coffee shops. Brighton & Hove's famous seafront is only a short stroll to the bottom of the road and is the perfect place to spend time with the family! If you need to commute to Gatwick or London then Hove's railway station is within a few minutes walk. Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full!

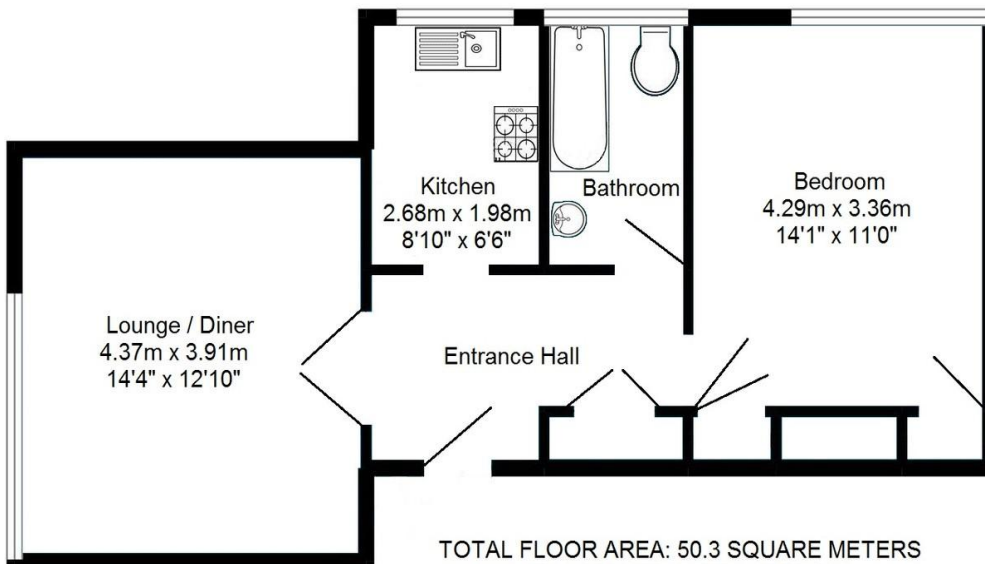


Picture this...

You will certainly enjoy living in the best part of central Hove here. You can eat in some of the finest restaurants in the City or enjoy a cocktail in trendy bars within minutes of your front door...

Alternatively, take a few steps down the road onto Hove lawns where you can throw down a rug and immerse yourself in a serene sun set over the English Channel!

GROUND FLOOR



Accommodation

GROUND FLOOR

ENTRANCE HALL
With built-in storage cupboard

LOUNGE / DINER
14' 4" x 12' 10" (4.37m x 3.91m)

MODERN FITTED KITCHEN
8' 10" x 6' 6" (2.69m x 1.98m)

BATHROOM
8' 10" x 4' 11" (2.69m x 1.5m)

DOUBLE BEDROOM
14' 1" x 11' 0" (4.29m x 3.35m)
With built-in wardrobes

OUTSIDE

WONDERFUL COMMUNAL
GARDENS

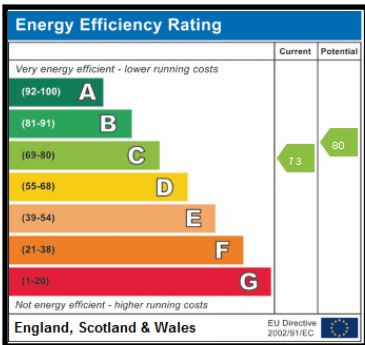




What to do next

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.



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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk