

PHILLIPS & STILL

Lancaster Court, Kingsway, Hove

£225,000 - £250,000



- A Fantastic Purpose Built Ground Floor Apartment
- One Double Bedroom
- South Facing Lounge / Diner With Separate Kitchen
- Stunning Location On Hove Seafront
- Share Of Freehold

To view all our homes: phillipsandstill.co.uk

Lancaster Court, Kingsway, Hove, BN3 2TQ



This excellent ground floor apartment is located in a purpose built block on the seafront in central Hove offering a highly convenient and desirable location. The property features spacious accommodation providing a modern and versatile living space. A wonderful South facing lounge / diner offers plenty of light and space for both lounge and dining furniture with a separate kitchen area. The double bedroom is a comfortable size with a built-in wardrobe so easily accommodates a double bed plus sufficient space for additional furniture and a neutral color scheme throughout the property creates a bright and welcoming atmosphere.

One of the major advantages of this property is that it is being sold without any chain, streamlining the buying process and potentially allowing for a quicker completion. This is particularly appealing to buyers who are looking to move in promptly or investors seeking to add to their portfolio.

The location of this apartment is truly exceptional situated directly opposite Hove Lanes. This not only provides convenient access to the beach, allowing residents to enjoy leisurely strolls or engage in various water activities. Furthermore, the property is within close proximity to a wide range of local amenities including shops, supermarkets, restaurants, cafes, and entertainment options. This makes it a highly desirable choice for all buyers who want the convenience of having everything they need within easy reach and Hove station is just a short walk away for anyone who commutes!



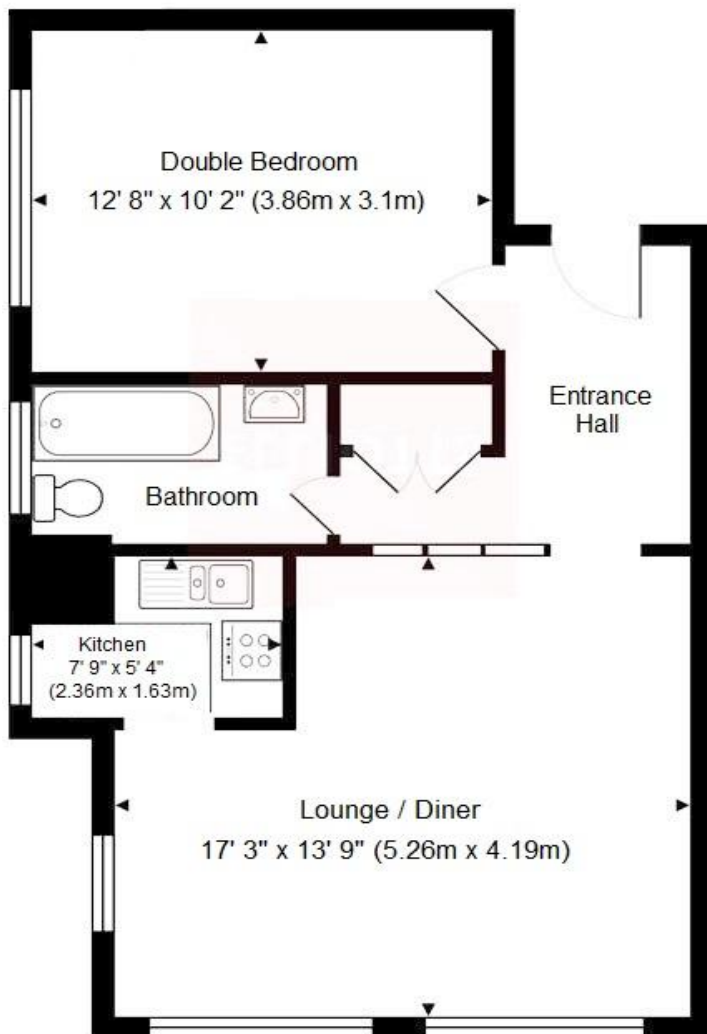
Picture this...

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!

Kingsway, Hove, BN3 2TQ

Total approximate area
473 sq feet / 44 sq meters



Accommodation

GROUND FLOOR

ENTRANCE HALL

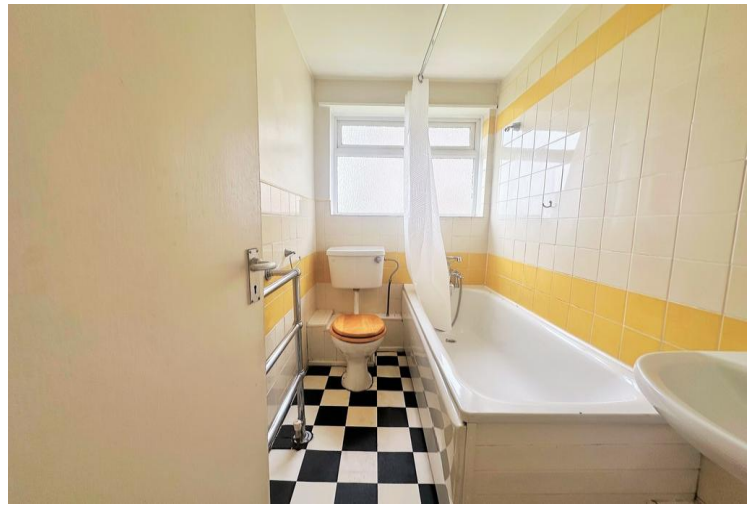
SOUTH FACING LOUNGE / DINER
17' 3" x 13' 9" (5.26m x 4.19m)

KITCHEN
7' 9" x 5' 4" (2.36m x 1.63m)

BATHROOM

DOUBLE BEDROOM
12' 8" x 10' 2" (3.86m x 3.1m)
With built-in wardrobe





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		71 C
55-68	D	64 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.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

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

www.phillipsandstill.co.uk