



Kings House, Queens Gardens, Hove, BN3 2QU

Asking Price £875,000



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Welcome to your dream apartment in the heart of Hove! This luxurious two-bedroom apartment, located in the prestigious Kings House, offers an unparalleled living experience. Boasting a host of impressive features, this property is perfect for those seeking comfort, style, and convenience.

Upon entering, you'll be instantly captivated by the grandeur of this opulent Grade II listed converted building. The elegant interiors, combined with modern amenities, make this apartment a true sanctuary by the sea.

The spacious open-plan living area, featuring a south-facing orientation, allows for an abundance of natural light. This seamless integration of inside and outside spaces provides a truly unique living experience.

The designer kitchen, complete with integrated Bosch appliances, is a chef's delight. Prepare sumptuous meals with ease as you appreciate the quality craftsmanship and superior finishes. The kitchen also features ample storage space and a stylish breakfast bar, perfect for casual dining.

Both bedrooms offer a tranquil retreat, with the master bedroom benefiting from an en-suite bathroom. The second bedroom, equally spacious, provides versatility for guests or as a home office.





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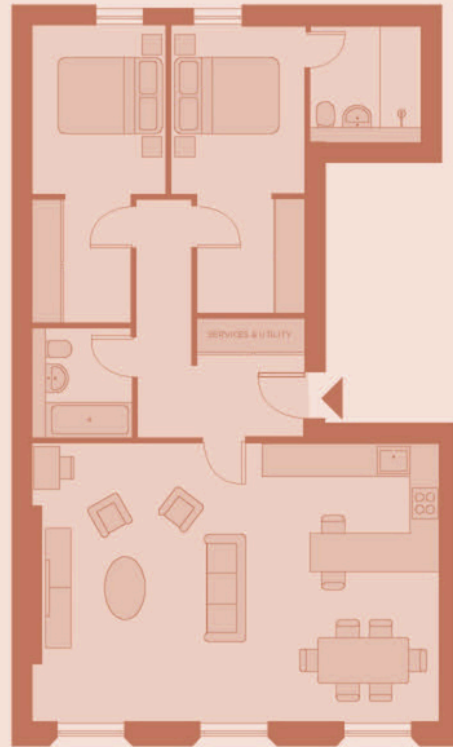
The property comes equipped with allocated underground gated parking, ensuring your vehicle is secure at all times. As an added bonus, the parking bay also includes an electric vehicle (EV) charger, allowing for eco-friendly and convenient transportation.

This apartment comes with the remainder of a 10-year Buildzone warranty, providing peace of mind for years to come. Additionally, the property includes a share of freehold, a rare and valuable ownership structure, enhancing its long-term appeal.

Residents of Kings House also have access to the on-site residents' lounge, offering a space for relaxation and socializing. With provision for working from home facilities, this development supports the demands of modern living.

Situated in close proximity to Hove Lawns, you can enjoy leisurely strolls along the picturesque seafront or engage in various outdoor activities. The location also provides easy access to an array of local amenities, including shops, cafes, and restaurants. Transport links are excellent, with Hove train station just a short distance away, providing convenient connections to Brighton and beyond.





FOURTH FLOOR
4.04
KINGS HOUSE

SEE EXTERNAL TERRACE SPACE ON PAGES 80/81



ROOM DIMENSIONS	FEET	METRES
Living Area	26'7 x 17'9	8.1 x 5.4
Bedroom 1	19'8 x 8'10	6.0 x 2.7
En-Suite	7'10 x 6'11	2.4 x 2.1
Bedroom 2	19'0 x 8'6	5.8 x 2.6
Bathroom	7'3 x 6'7	2.2 x 2.0
TOTAL	1001ft²	93m²

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure Share Of Freehold
999 Year Lease From 2021
Service Charge Approx £3,769.48 Per Annum
Ground Rent N/A
Council Tax Band E



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