



336 Kingsway

Hove BN3 4LW

Asking Price Of £250,000

- MODERN DEVELOPMENT
- SEAFRONT LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- NO ONWARD CHAIN
- UNDERFLOOR HEATING THROUGHOUT
- PRESENTED IN GOOD ORDER

Whitlock and Heaps are pleased to bring to market this ground floor apartment forming part of this modern block being presented in excellent order throughout with an open plan kitchen/breakfast room. The double bedroom accommodation also features a modern shower room with the apartment benefiting from underfloor heating throughout. Situated in this desirable seafront location, the property is a few minutes walk of Hove Lagoon and the seafront. A variety of local amenities are also accessible and the property is being sold with no onward chain.

ENTRANCE HALL Entry system telephone, cupboard housing hot water cylinder, underfloor heating.

OPEN PLAN KITCHEN/LIVING ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, breakfast bar, underfloor heating, UPVC double glazed window.

BEDROOM UPVC double glazed window, underfloor heating.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with drawer under, low level w.c., tiled walls and floor, underfloor heating.

OUTGOINGS Lease: 125 years from 2018

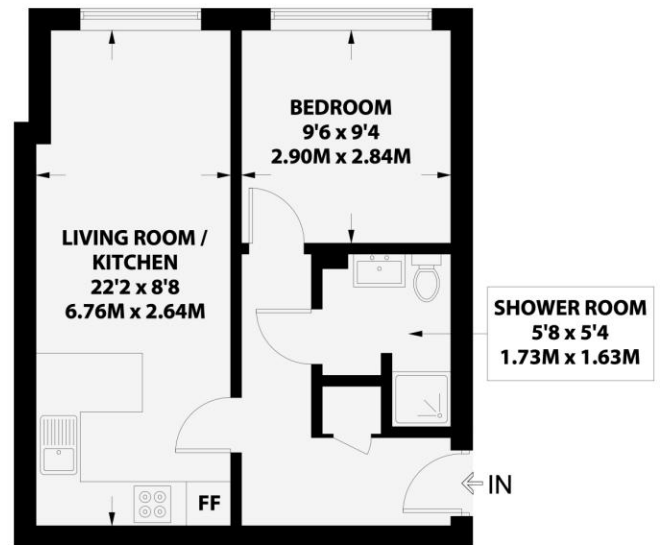
Maintenance: £746.04 per annum

Ground Rent: £250 p.a

KINGSWAY

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
409 sq ft / 38.0 sq m



Ground Floor



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 Standard 2 (IPIS2). 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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