



Kings House, Kingsway, Hove, BN3 2QU
Offers In The Region Of £780,000

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Immerse yourself in luxury with this opulent two bedroom apartment in Kings House, Hove.
Enjoy stunning sea views, designer kitchen and allocated EV parking.

Experience the epitome of luxury living with this stunning two-bedroom apartment in the prestigious Kings House, located in this sought-after seaside city. Boasting a prime location just moments away from Hove Lawns and offering mesmerizing sea views, this beautifully appointed property is designed to impress.

As you step inside, you are greeted by a sense of grandeur, with the Grade II listed building exuding elegance and sophistication. The apartment spans an impressive measurement of 1152 sqft, providing ample space for comfortable living.

The lavish and spacious reception room offers the perfect setting for relaxation and entertainment, allowing you to unwind while enjoying the views of the sea. The underfloor heating system ensures warmth throughout the apartment, making it cosy and comfortable even during the colder months. Additionally, the property features an innovative MVHR ventilation system, delivering fresh air while effectively maintaining the interior climate.

Indulge your culinary senses in the designer kitchen equipped with top-of-the-line Bosch appliances that elevate your cooking experience. With ample storage space and sleek countertops, this kitchen is a haven for any passionate cook.

One of the most appealing features of this apartment is the allocated EV underground gated parking, ensuring your vehicle remains secure while embracing eco-friendly technology. Say goodbye to the hassle of searching for parking spots as you conveniently charge your electric vehicle.

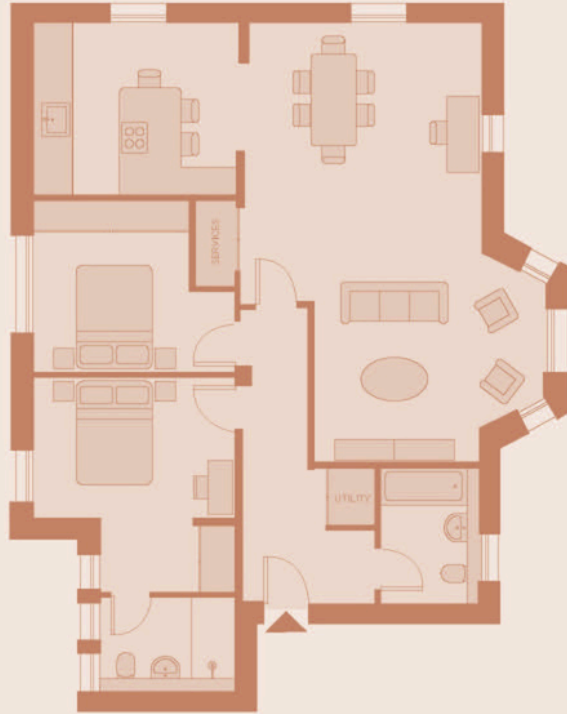
Residents of Kings House benefit from a range of exceptional amenities, including an on-site residents' lounge. This multipurpose space is ideal for relaxing, socializing, and even working from home with its provision for home office facilities. Enjoy the company of like-minded individuals while indulging in the comfort and convenience of this dedicated space.

Having been beautifully converted from offices to residential in 2021, Rest easy knowing that this apartment comes with the remainder of a 10-year Build Zone warranty, providing peace of mind and ensuring that your investment is protected.

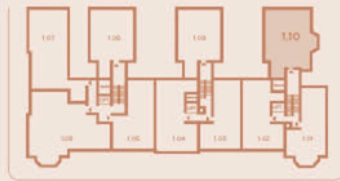
The allure of this property extends beyond its luxurious interiors. The location itself is a major selling point, offering close proximity to the picturesque Hove Lawns and Beach. Take leisurely strolls along the promenade, soaking in the beauty of the sea and the invigorating coastal breeze. Immerse yourself in the vibrant lifestyle of Hove, with its array of boutique shops, trendy cafes, and excellent dining options.

This property offers the opportunity to own a share of the freehold, providing a valuable investment for your future. Embrace the coastal lifestyle while enjoying the luxury, comfort, and convenience that Kings House offers.





FIRST FLOOR
1.10
KINGS HOUSE



| ROOM DIMENSIONS | FEET | METRES |
|-----------------|---------------------------|-------------------------|
| Living Area | 29'2 x 28'10 | 8.9 x 8.8 |
| Bedroom 1 | 13'9 x 13'1 | 4.2 x 4.0 |
| En-Suite | 8'10 x 6'3 | 2.7 x 1.9 |
| Bedroom 2 | 13'1 x 11'6 | 4.0 x 3.5 |
| Bathroom | 8'2 x 6'7 | 2.5 x 2.0 |
| TOTAL | 1152ft² | 107m² |

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Agents Notes

Tenure Share Of Freehold
999 Year Lease Term From 2021
Service Charge Approx £4,146 Per Annum
Ground Rent N/A
Council Tax Band E

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | 49 E |
| 21-38 | F | | |
| 1-20 | G | | |



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Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

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