



Fairlawns, Kingsway, Hove

East Sussex

Guide Price £550,000



Excellently located on Hove's seafront road, a spacious FIFTH FLOOR PURPOSE-BUILT APARTMENT with THREE BEDROOMS, a BALCONY, SEA VIEWS & PARKING. Sold with NO ONWARD CHAIN.

Set on the fifth floor of a well-presented purpose-built block in West Hove, opposite popular Babble and the newly regenerated Hove seafront, all rooms in this apartment are generously proportioned.

The property features a spacious lounge/diner benefitting from direct sea views, a separate fitted kitchen, and three double bedrooms, the principal of which includes fitted wardrobes and its own en-suite bathroom. A further shower room and a separate w/c, along with extensive cupboard storage space in the welcoming hallway, complete the interior.

A south-facing balcony leading from the living room provides the perfect spot to relax and enjoy the view, while an allocated parking space in a secure garage adds to the appeal of this home.

#### The Local Area

This home is ideally located for all that Brighton & Hove has to offer. Situated directly opposite the seafront, beach, and promenade, you have a wealth of leisure facilities, including newly opened padel courts, beach volleyball, and a skate park, right on your doorstep. The popular Babble Bar & Restaurant and Rockwater also provide a relaxing spot to enjoy refreshments by the sea. Away from the seafront, the bustling cafe culture, shops and restaurants of Church Road and Poets Corner are all easily accessible.



Nearer to home, the amenities of Richardson Road offer a wide array of popular independent shops, cafes and bars, while a selection of high street supermarkets on Portland Road and Church Road are also nearby. On Hove seafront, a parade of local independent amenities on Kingsway includes the ever-popular Sugardough Bakery and the Kernel of Hove health food store.

Aldrington station is within reach, and Hove train station, providing convenient mainline commuter routes to London, Brighton, and the South Coast, is just over one mile away. Regular bus services travel into the centre of Hove's Church Road, Brighton and out to Devil's Dyke and the South Downs.

#### **Further Information**

Kingsway is situated in parking zone R, and this apartment is in council tax band D, which is currently charged at £2,455.79 for 2025/26.

EPC rating - C / Council Tax - D / Parking - R

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

Tenure: Share of Freehold

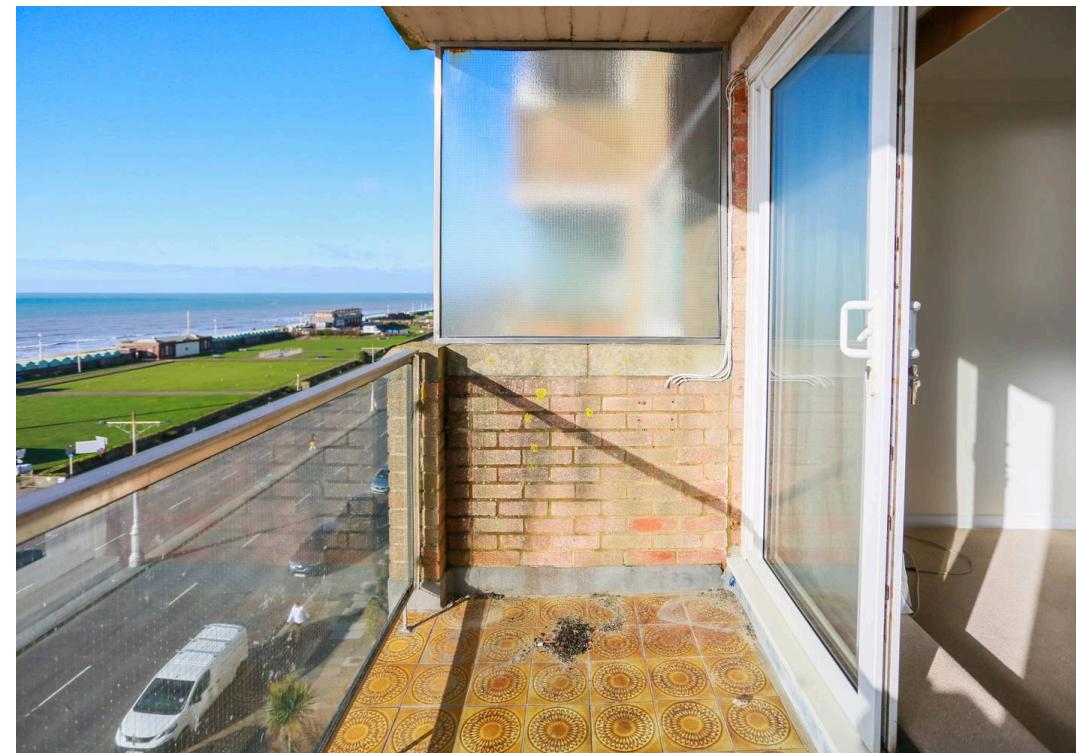
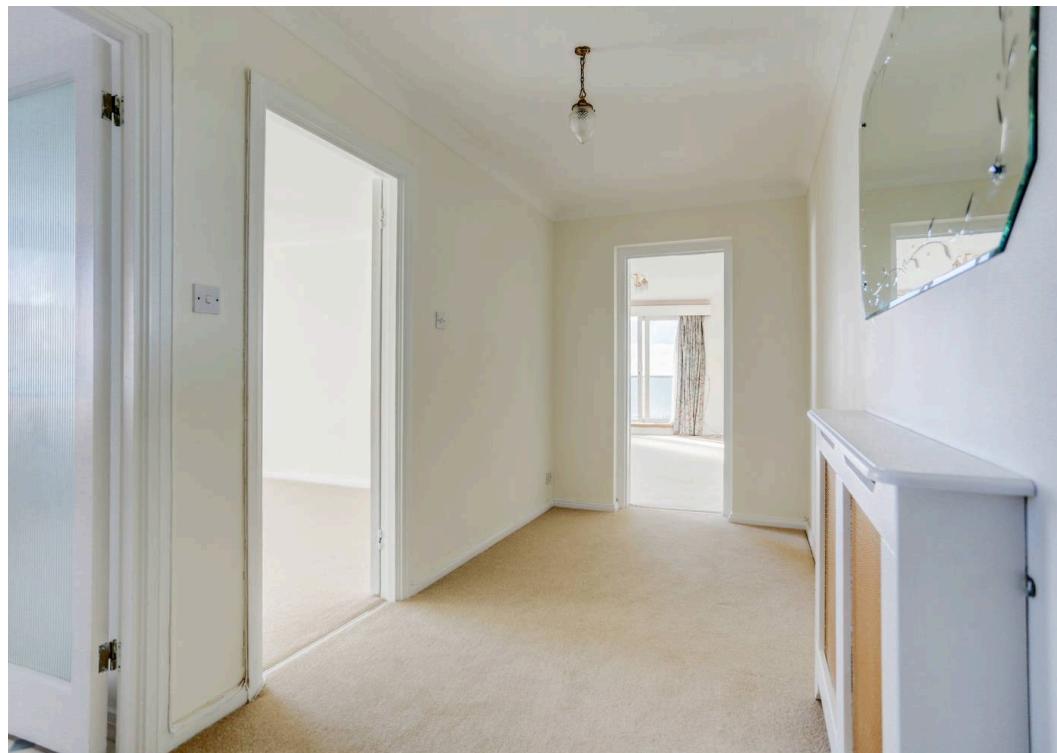
Unexpired term on lease - 126 years

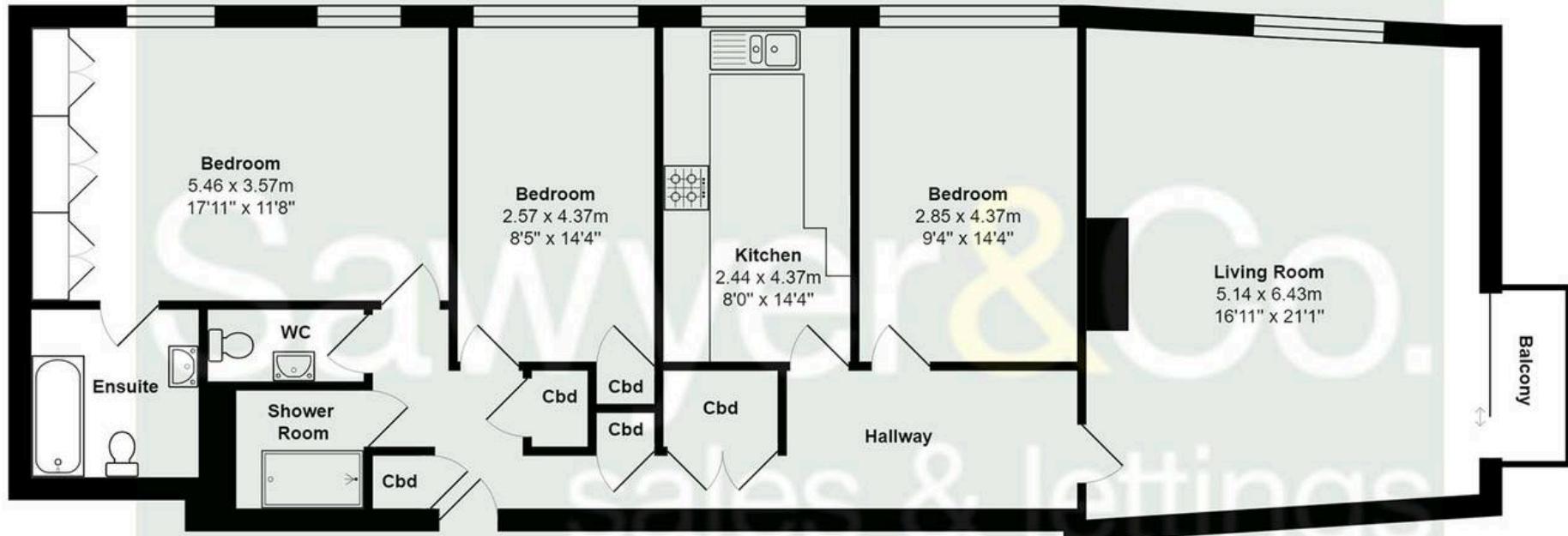
Service Charge - £3,162/92 pa

Ground Rent - £57 pa

Reserve Fund - £428.02 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



## Sawyer & Co

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We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.