

£450,000 Leasehold

Kingsway, Hove, East Sussex BN3 2PU



- Fifth Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Communal Cycle Store
- Approx. 739 Sqft Gross Internal Area
- Balcony
- Minutes from the Beach

## GENERAL DESCRIPTION

A smartly-presented apartment on the fifth floor of a recently-constructed development just moments from the beach. The property has a twenty-one-foot reception room with wood flooring and open-plan kitchen area featuring stylish handle-less units and integrated appliances. A door leads out onto an east/south-east-facing balcony, the elevation affording a view of the sea and over the top of most of the neighbouring properties. There is a spacious main bedroom with en-suite shower room plus a second good-sized double bedroom, a high-spec bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, high performance glazing and a communal heating and hot water system have resulted in a very good energy-efficiency rating. A Co-op convenience store occupies the ground-floor retail unit, King Alfred Leisure Centre is opposite, nearby Church Road offers a fine selection of other shops and Hove Railway Station is within comfortable walking distance. The apartment comes with use of the communal cycle store.

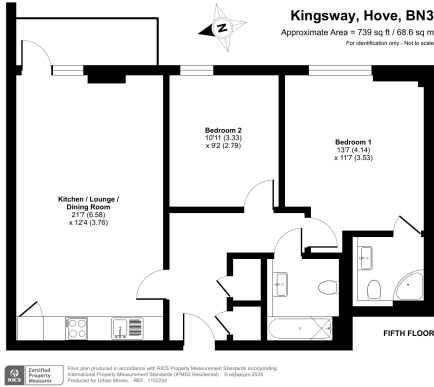
**Tenure:** Leasehold (125 years from 22/11/2021).

**Service Charge:** £254.19 per month (subject to annual review).

**Council Tax:** Band C, Brighton & Hove City Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted without prior written permission (except assistance animals). There is no parking space offered with this property.



## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Reception

21' 7" x 12' 4" (6.58m x 3.76m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

13' 7" x 11' 7" (4.14m x 3.53m)

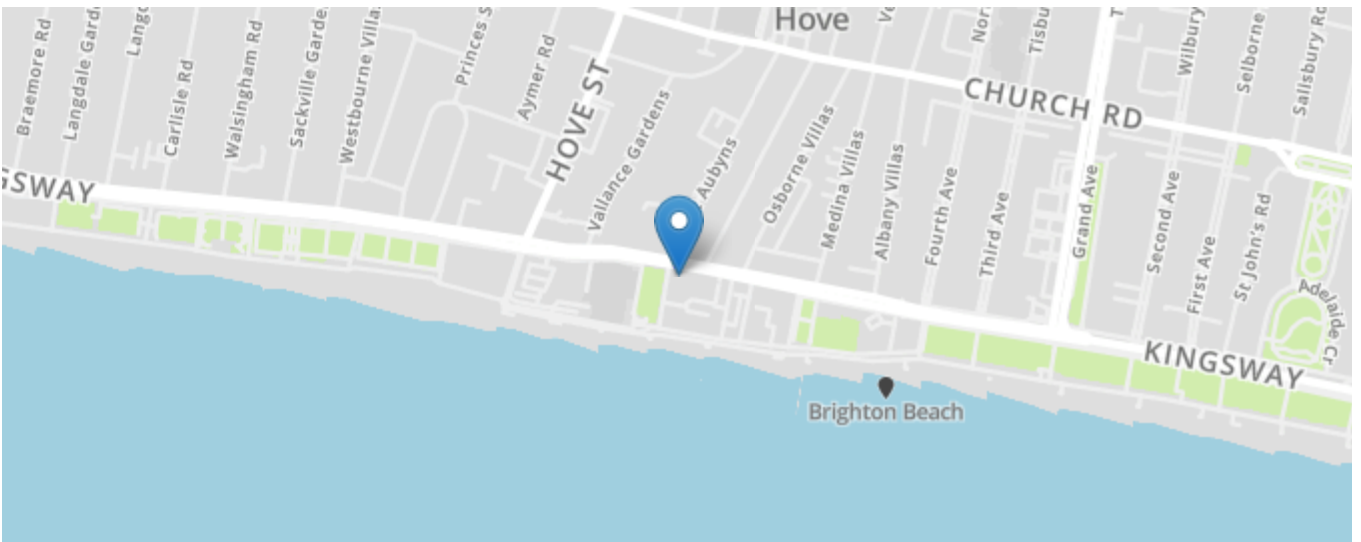
#### En-Suite Shower Room

#### Bedroom 2

10' 11" x 9' 2" (3.33m x 2.79m)

#### Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.