

£310,000 Leasehold

Kingsway, Hove, East Sussex BN3 2PU



- First Floor (lift available, if required)
- Semi-Open-Plan Kitchen/Reception Room
- Underfloor Heating Throughout
- Good-Sized Balcony
- Approx. 543 Sqft Gross Internal Area
- Stylish Bathroom
- Very Good Energy Efficiency Rating
- Minutes from the Beach

## GENERAL DESCRIPTION

An attractively-presented apartment on the first floor of this recently-constructed development just moments from the beach. The property has a twenty-two-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-facing balcony. There is a generously-sized bedroom, a high-spec, fully-tiled bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and underfloor heating fed from a communal hot water system make for 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 a communal cycle store.

**Tenure:** Leasehold (125 years from 01/03/2020).

**Service Charge:** £231.75 per month (subject to annual review).

**Council Tax:** Band B, 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

22' 3" max. x 13' 4" max. (6.78m x 4.06m)

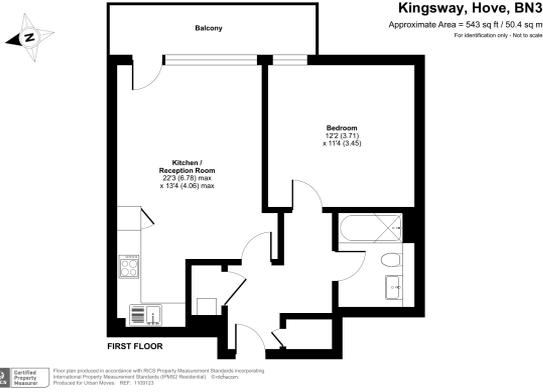
#### Kitchen

included in reception measurement

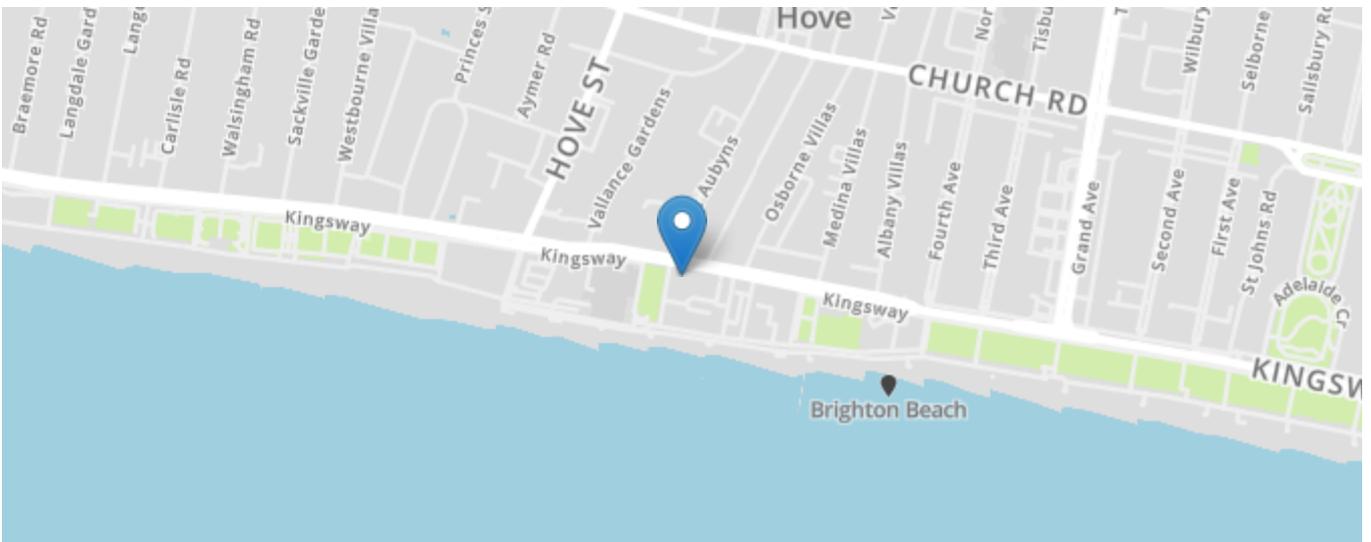
#### Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)

#### Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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.