



## 44, Kingsway Court, Hove, BN3 2LQ

### Guide Price £450,000 Leasehold – Share of

~~Freehold~~  
 \*\*\* GUIDE PRICE £450,000 TO £475,000 \*\*\*

ELLIOTTS are delighted to offer this SOUTH FACING seafront apartment with LONG c 38' SOUTH ASPECT BALCONY, SEVENTH FLOOR so with FABULOUS VIEWS directly across Hove Lawns, Promenade and THE SEA, Highly sought after Purpose Built Block in the CENTRE OF HOVE, GOOD SIZED ACCOMODATION extending to over 75 square metres (over 800 square feet), LOTS of COMMUNAL FACILITIES and OFFERED WITH NO ON GOING CHAIN.

- Long c38' South Aspect Balcony
- 7th Floor
- Fabulous Views Across to The Sea
- 2 Separate Shower rooms
- Feature Large c22 Living Room
- No On Going Chain
- Lots Of Communal Facilities
- Central Hove Location
- Sought After Seafront Block
- Good Sized Separate Kitchen





**ELLIOTTS**

*Working hard for you*



Located on the seventh floor of this hugely popular seafront block, spanning First and Second Avenues right in the centre of Hove, and just a few hundred yards short walk to Hove's many restaurants, bars, coffee and retail shops, and a few blocks from Hove station. Opposite and over looking the seafront, Hove lawns, the wide promenade and beaches are a few steps away, and Brighton Town Centre is also easily accessible just along the coast.

Due to the elevated position in the block, views are fabulous, and Kingsway Court has many communal features including hot water and heating, lifts, portage with rubbish collection, and on site restaurant to name but a few, and there is underground car parking which is subject to availability, and an additional quarterly charge if required.

Accommodation extends to over 75 square metres (over 800 square feet) and with all principle rooms facing south, enjoys plenty of natural light. There are two bedrooms plus two separate shower rooms (one formerly a bathroom), good sized separate kitchen, and a signature room is undoubtedly the c 22' lounge.

Offered for sale with no on on going chain, early inspection is strongly recommended.

2 Church Road, Hove, East Sussex, BN3 2FL

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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

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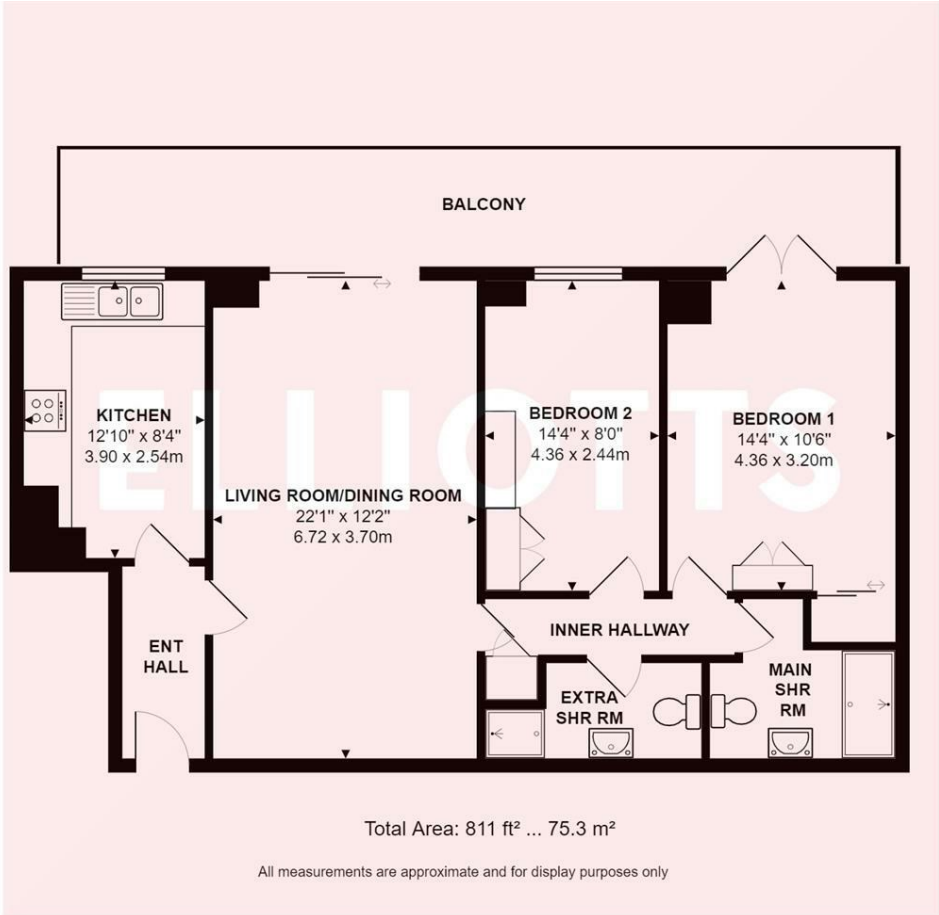


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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