



106, Kingsway Court, Hove, BN3 2LR

Price £475,000 Leasehold – Share of Freehold

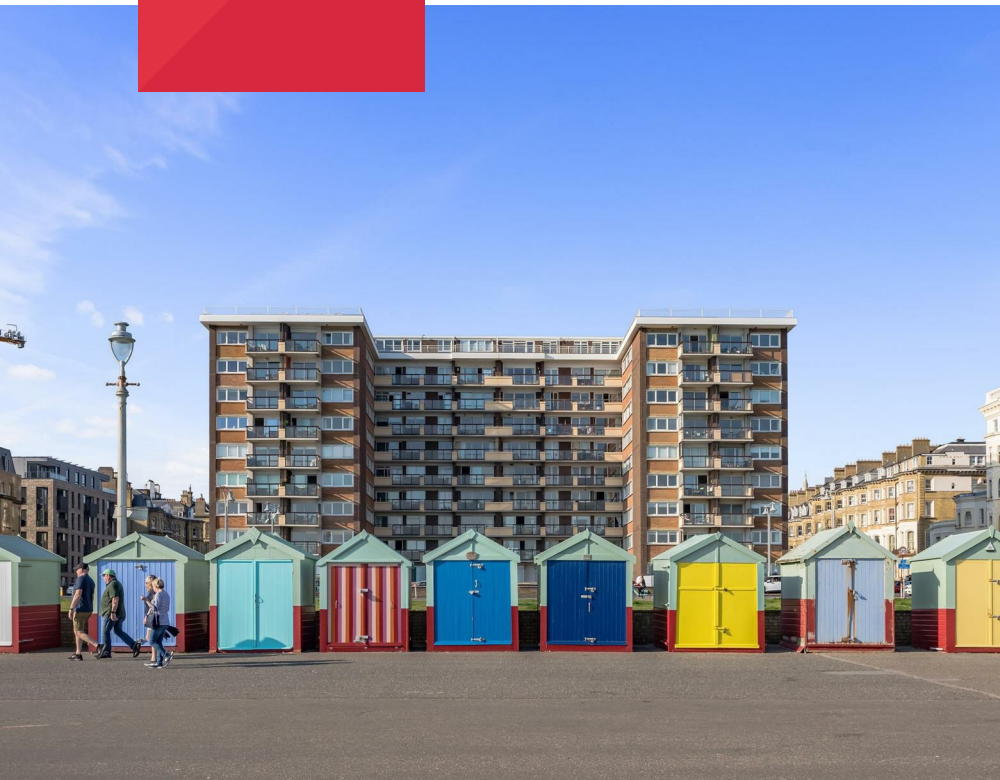
Elliotts are delighted to offer this BEAUTIFULLY PRESENTED 8th FLOOR apartment, situated on the WEST SIDE of this quality purpose built block, with a spacious lounge, MODERN KITCHEN, with TWO DOUBLE BEDROOMS and immediately adjacent to Hove Seafront and Church Road with the advantage of NO ON-GOING CHAIN.

- No Ongoing-Chain
- Stunning Sea Views
- West Facing Balcony
- Two Double Bedrooms
- Lots Of Communal Facilities
- Sought After Seafront Block
- Central Hove Location
- West Facing Lounge
- Double Glazing
- Immaculate Kitchen/Dining Room With Superb North Views



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Working hard for you



A truly exceptional and expertly modernised 8th floor, two double bedroom seafront apartment, with the benefit of a super West facing balcony offering excellent sea views along the coast of Hove, with both Shoreham and Worthing also being visible in the distance. The apartment is adjacent to Hove seafront/Hove Lawns, along with the many shopping facilities in Church Road being just a short distance away.

The apartment is approached via an entrance on Second Avenue, with stairs leading up to an impressive communal entrance with video security entry phone system, with stairs and lift giving access to the 8th floor. The flat is accessed via a private front door which leads into a semi open plan kitchen/dining room with superb views from the breakfast bar looking North over the rooftops of central Hove. The kitchen has been fitted to a particularly high standard, to include all fitted appliances, high gloss units and real wood work surfaces. The lounge is also a particular feature enjoying a Westerly aspect and approached via double opening doors from the kitchen/dining room, there is also an attractive balcony which offers superb views of the sea and North over the rooftops of Hove. The apartment has the advantage of two double bedrooms, with the main bedroom also having two built-in double wardrobes with hanging, shelving and storage. Without question, the shower room is one of the underlying features and includes a superb walk-in shower cubicle with an overhead rain shower, additional hand shower, low level WC and an extensive vanity style cabinet. A particular feature of Kingsway Court, is of course its location, being located at the bottom of two of the most prestigious roads in Hove, and has the advantage of having the seafront across the road, whilst Church Road with its wide variety of amenities and facilities is a short distance away.

The flat enjoys various benefits including communal heating, hot water and water rates, as well as having a large storage bay which is situated on the lower ground floor. The apartment also has the benefit of a porter who collects both refuse and recycling on a daily basis via a cupboard located in the communal areas.



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

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Registered No 2829245

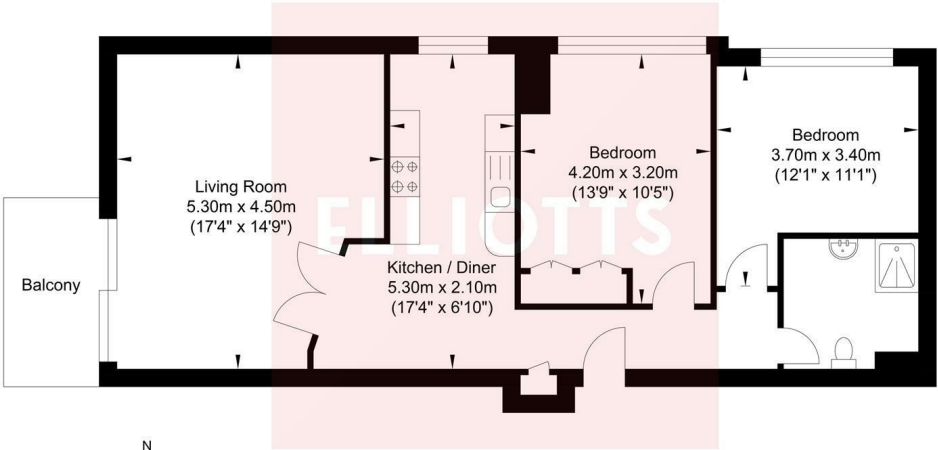
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Working hard for you

Kingsway Court



Approximate Floor Area
765.31 sq ft
(71.10 sq m)

Approximate Gross Internal Area = 71.10 sq m / 765.31 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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