



# Garden Flat 275 Kingsway

Hove BN3 4LJ

Guide Price £475,000 - £500,000

- SEAFRONT APARTMENT
- PRIVATE FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- BATHROOM

- KITCHEN/BREAKFAST ROOM
- SOUTH FACING LIVING ROOM
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER

Whitlock and Heaps bring to market this excellent ground floor seafront apartment being located in this fantastic location. The property offers spacious two double bedroom accommodation arranged over two floors with a delightful south facing living room and kitchen/breakfast room. Featuring gardens to the front and rear with the rear garden benefiting from side access. Hove seafront and Lagoon are just over the road and other local amenities are all within easy reach.

**ENTRANCE HALL** Fitted storage, radiator.

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards one of which houses the gas fired boiler, four ring gas hob with extractor over, oven, space for fridge/freezer and plumbing for washing machine, tiled splashback, two sash windows, radiator, tiled floor, space for table and chairs, door to garden.

**LIVING ROOM** South facing with large UPVC double glazed bay window, fitted cupboards and shelves in alcoves, radiator, exposed floorboards, coving.

**BEDROOM 1** Range of fitted wardrobes, radiator, coving, French doors to garden.

**BATHROOM** White suite comprising panelled bath with separate shower over, glazed shower screen, wash hand basin, low level w.c, heated ladder style towel rail, tiled floor and part tiled walls.

#### LOWER GROUND FLOOR

**BEDROOM 2** Two fitted cupboards, radiator, sky light.

#### OUTSIDE

#### SOUTH FACING FRONT GARDEN

**REAR GARDEN** With raised patio, mainly laid to lawn with flower border, gate offering rear access.

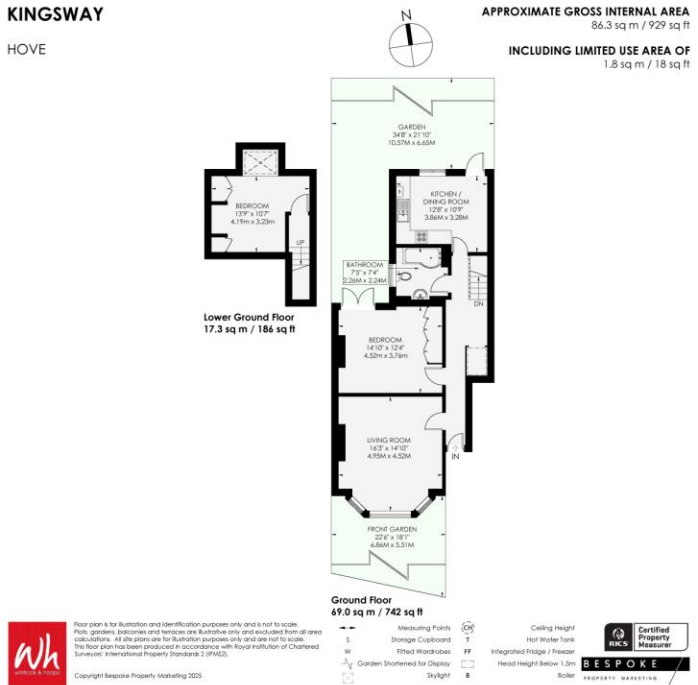
#### OUTGOINGS

**LEASE** 964 years remaining.

**MAINTENANCE** £250 per Annum plus building insurance. Any major works are dealt with at the time, the freeholder lives above.

**GROUND RENT** £75 per annum.

**Council Tax band C** as listed on the gov.uk website.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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