



## 367 Kingsway

Hove BN3 4PD

Asking Price Of £1,050,000  
Freehold

- FOUR BEDROOMS
- FAMILY BATHROOM
- SHOWER ROOM
- KITCHEN

- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- DELIGHTFUL GARDENS

Whitlock and Heaps are delighted to bring to market this delightful detached four-bedroom family home that has been in the same ownership for over thirty years. Situated in this seafront location on this spacious corner plot offering generous versatile accommodation throughout with tremendous potential for prospective buyers. To the ground floor the accommodation leads off the good size entrance hall with a galleried landing to the first floor. There are three separate reception rooms with the kitchen leading onto the full width sun room. The gardens are on three sides of the property and mainly laid to lawn. Location is everything, being just a few minutes' walk of Hove seafront and Lagoon. Portslade mainline station offering direct links to London is close by as are an array of local cafes, restaurants and shops.

**ENTRANCE VESTIBULE**

**ENTRANCE HALL** Exposed floorboards, UPVC window, two radiators, understairs storage cupboard.

**KITCHEN** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent tiled worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic four ring hob with stainless steel extractor over, oven, appliance space, breakfast bar, radiator, door to sun room, opening to:

**DINING ROOM** Double aspect and south facing with UPVC double glazed bow window, two further windows to the side, radiator.

**LIVING ROOM** South facing and double aspect with bow UPVC double glazed window and second window to side, feature fireplace, two radiators.

**SITTING ROOM** Gas fire, UPVC double glazed bay window, radiator, casement doors to sun room.

**SUN ROOM** Running the full width of the property, paved flooring, two radiators, Glow Worm gas fired boiler, door to garden.

**FIRST FLOOR**

**GALLERIED LANDING** UPVC double glazed window.

**BEDROOM 1** Double aspect with UPVC double glazed windows, fitted wardrobes, radiator.

**BEDROOM 2** South facing with UPVC double glazed bow window, fitted wardrobe, radiator, opening to area that is ideal for an ensuite (stnc) or dressing room with UPVC double glazed window.

**BEDROOM 3** UPVC double glazed window, fitted wardrobe, radiator.

**BEDROOM 4** UPVC double glazed window, radiator, eaves storage.

**BATHROOM** Comprising panelled bath with tiled surround, wash hand basin, low level w.c., UPVC double glazed window, tiled floor.

**SHOWER ROOM** Comprising walk in shower, wash hand basin, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor.

**OUTSIDE**

**PRIVATE DRIVE**

**FRONT AND SIDE GARDENS** Laid to lawn with mature borders.

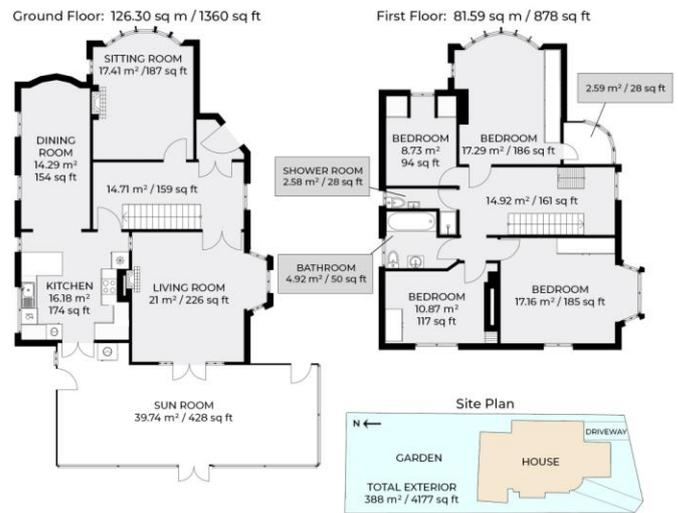
**REAR GARDEN** Mainly laid to lawn, with area of decking, side access.

**Council Tax Band F** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**367 Kingsway, Hove**

APPROXIMATE GROSS INTERNAL AREA: 207.96 sq m / 2239 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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