



**Fairlawns, Kingsway, Hove, BN3 4FZ
£420,000**



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SELLING HOMES
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A bright and extremely spacious two-bedroom flat occupying part of the first floor of this highly sought-after purpose-built block, located directly adjacent to Hove seafront. The property benefits from a garage, share of freehold, and a south-facing balcony with stunning views across Hove Lawns and out to the sea.





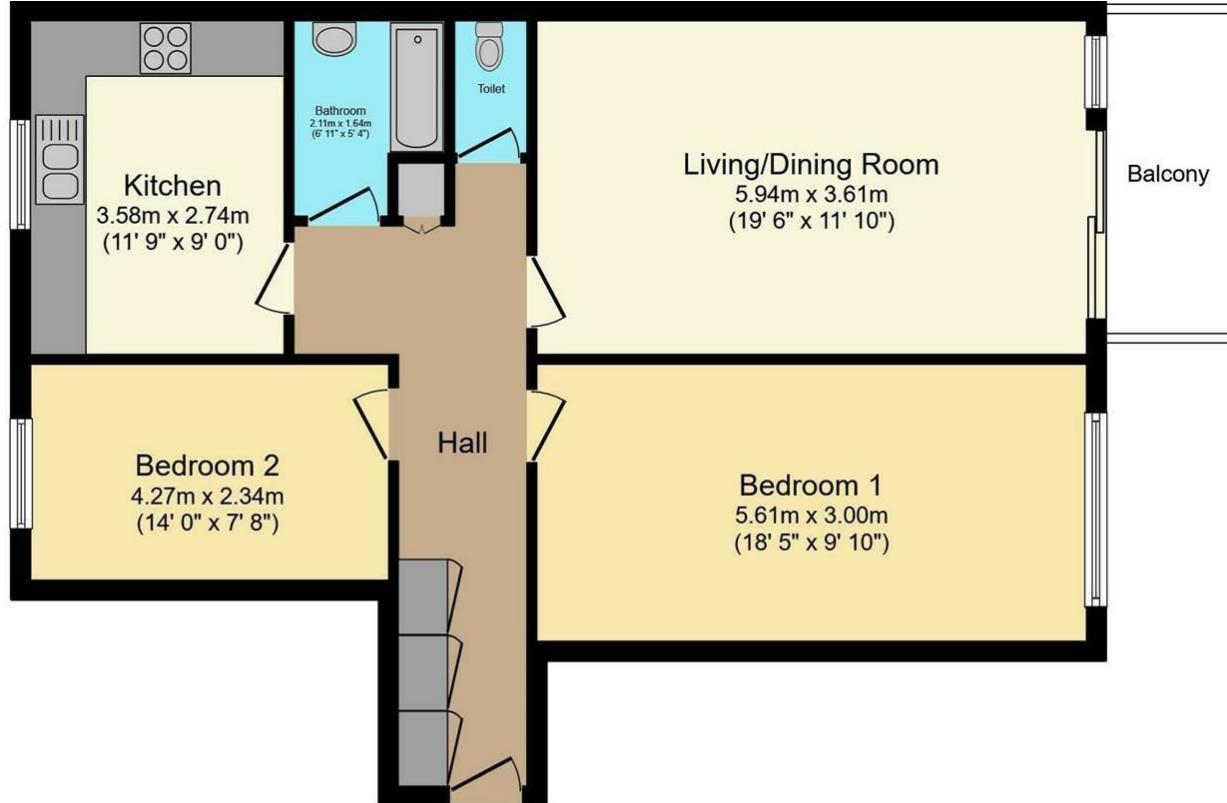
Further Information

The accommodation comprises a generous entrance hall with ample storage, an excellent sized south-facing living/dining room with a door opening onto the balcony and superb sea views, well-presented fitted kitchen with space for a dining table, bathroom, separate W.C, and two double bedrooms - one of which also enjoys impressive sea views. The property also benefits from a garage (fully treated with electricity), spacious storage cupboards, and a bright dual aspect outlook. Early and internal viewing is highly recommended.

Positioned on Kingsway directly opposite Hove Lawns and the seafront, Fairlawns sits in one of Hove's most convenient and well-regarded spots. Church Road and George Street are both within easy walking distance, offering a wide range of shops, cafés, restaurants and everyday amenities, while regular bus routes run along Kingsway providing straightforward access across the city. Hove mainline station is also within reach, making it a practical location for commuters as well as those wanting to be moments from the promenade and open green space.

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Total floor area 76.0 sq.m. (819 sq.ft.) approx

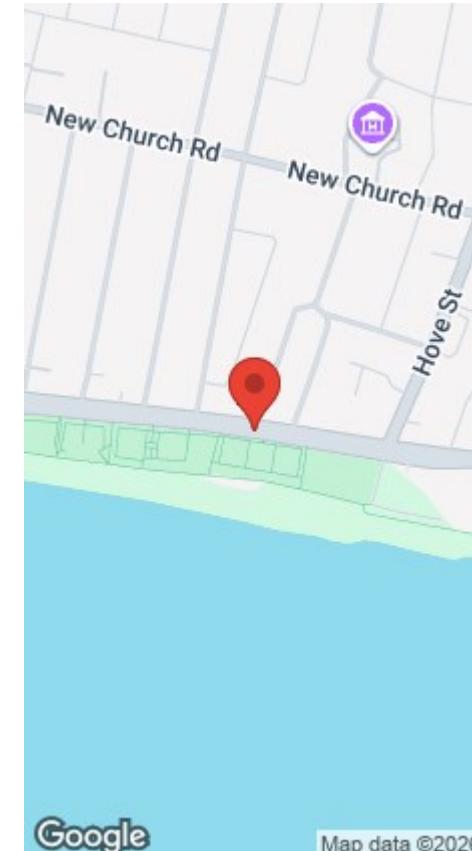
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			



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