



Lancaster Court, Kingsway, Hove, BN3 2TQ
£180,000

allAgents
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→ Gold 2025 ←
In Hove
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Lancaster Court, Kingsway, Hove, BN3 2TQ

£180,000

A bright and well-proportioned studio flat occupying part of the third floor at the rear of this popular purpose-built block, situated in this central Hove location directly opposite from Hove seafront.



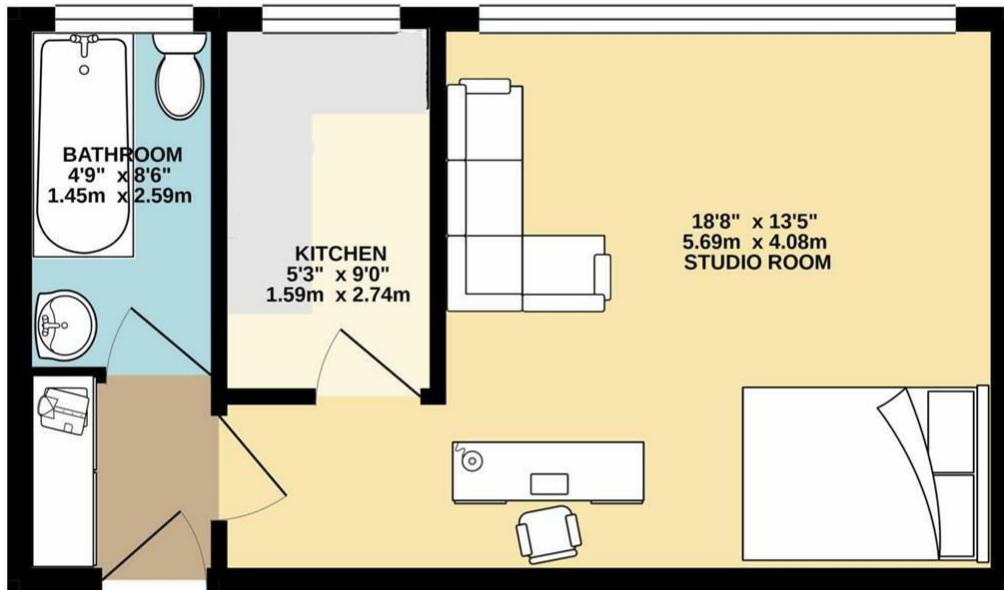


Further Information

The accommodation comprises an entrance hall, large studio room with far-reaching city views, separate modern kitchen, and a bathroom. The property is offered for sale in excellent decorative order throughout and greatly benefits from immediate vacant possession and no onward chain.

Lancaster Court sits on Kingsway, directly opposite Hove seafront, with the promenade and beach just across the road. The area offers a great mix of everyday conveniences and independent cafés, with Church Road and George Street close by for shops, restaurants and bars. Hove mainline station is within easy reach, along with regular bus routes along the seafront and into Brighton, making it a well-connected spot for both commuting and enjoying everything the city has to offer.

STUDIO
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

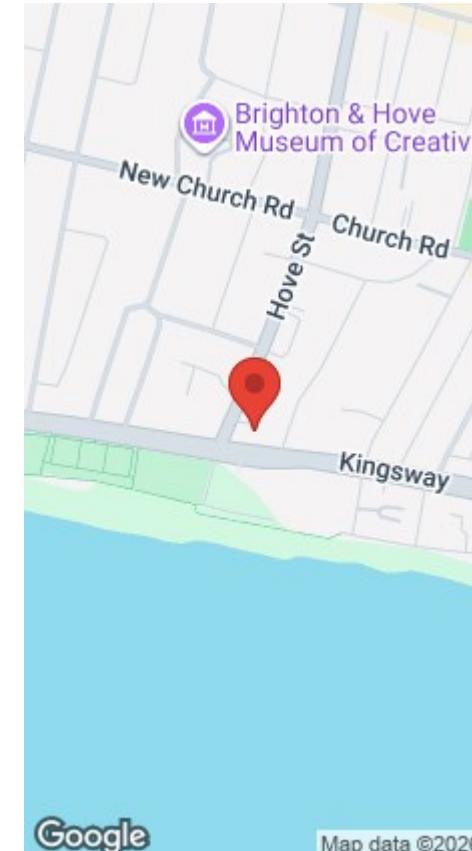
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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.



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	60	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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