



Kings House, Queens Gardens, Hove, BN3 2QU  
**£400,000 - £440,000 Guide**



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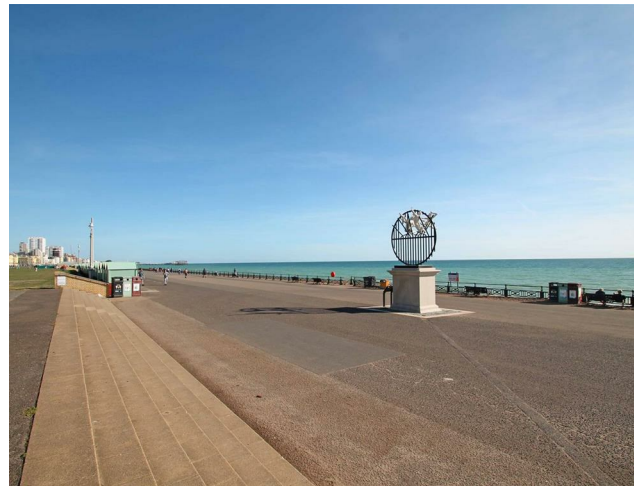
SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

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A beautifully presented one-bedroom ground floor apartment forming part of the impressive Grade II listed Kings House development, situated directly on Hove seafront. The building is extremely well maintained throughout, with grand communal hallways and attractive period features, while the apartment itself offers well-proportioned accommodation together with an allocated underground parking space and share of the freehold.





## Further Information

The accommodation comprises an entrance hall with a useful utility/storage cupboard, a good-sized double bedroom with fitted wardrobes, a modern tiled shower room and a spacious open-plan living and kitchen area. The kitchen is well appointed with integrated Bosch appliances, while the apartment further benefits from underfloor heating throughout and an MVHR ventilation system. The living area enjoys westerly views across Grand Avenue.

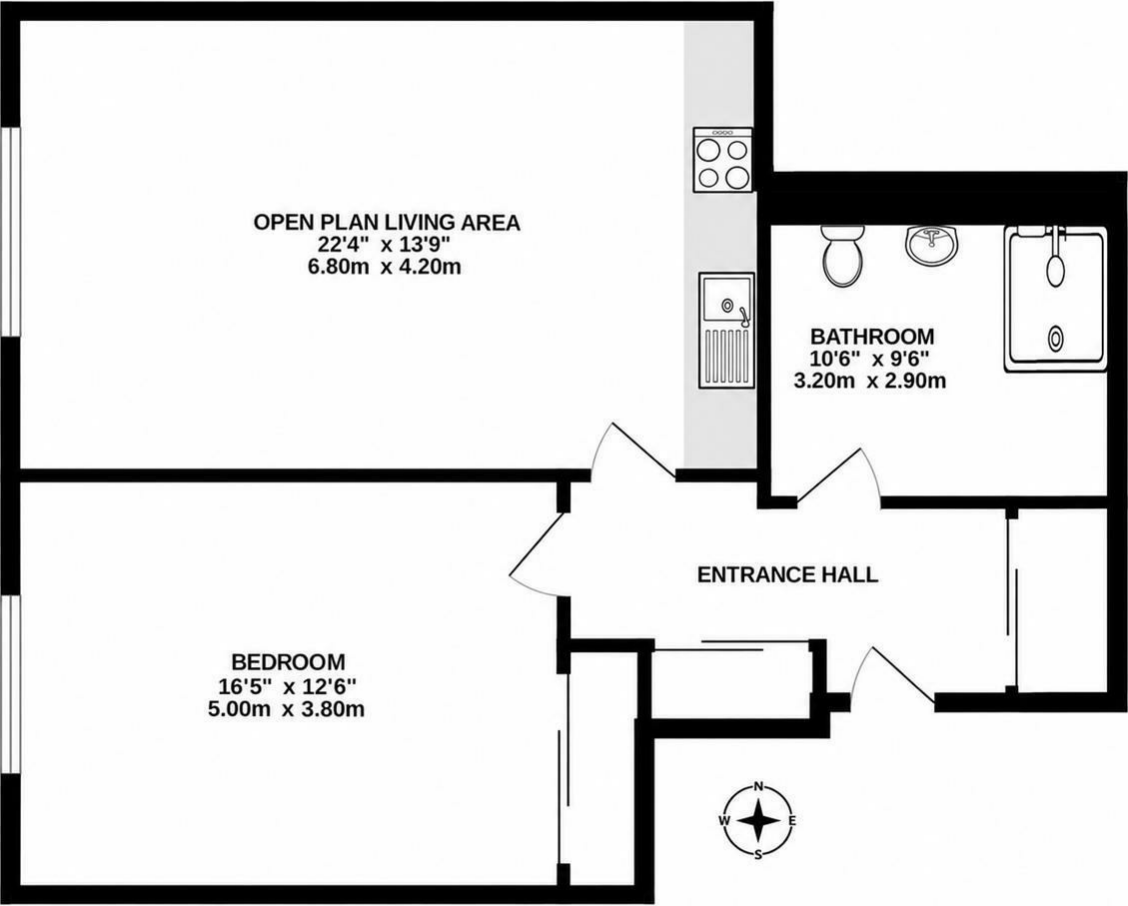
Residents of Kings House have access to a range of additional facilities, including a residents' lounge with provision for working from home, concierge service, dedicated parcel lockers, secure cycle storage and use of the Kings House app. The property is sold with the remainder of a 10-year Build-Zone warranty and an allocated underground parking space.

Kings House occupies an enviable position on Hove seafront, with Hove Lawns and the beach immediately to the front of the building. The surrounding area offers a good choice of independent shops, cafés, restaurants and everyday amenities, with Church Road and George Street both within easy reach. Hove Station is also accessible, providing convenient links to Brighton, London and beyond, while the seafront promenade offers an attractive route towards Hove Lagoon and central Brighton. The combination of its direct seafront setting and proximity to the amenities of central Hove makes this a particularly well-connected location.

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GROUND FLOOR



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) 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                                   | 74      | 74        |
| (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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