

Wh



321 Kingsway

Hove BN3 4ND

Asking Price Of £325,000

- TWO BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM WITH JULIET BALCONY
- COMMUNAL GARDENS AND PARKING
- COMMUNAL FACILITIES
- SOUTH FACING UNINTERRUPTED SEA VIEWS
- GUEST SUITE WITH ENSUITE

Forming part of the third floor of this well established retirement block, being presented in excellent order throughout offering two bedrooms, shower room, with a separate kitchen and living/dining room with Juliet balcony.

The block offers a wide range of communal facilities as well a 24 hour care and a house manager on site. The flat is situated in a desirable area opposite the Hove Lagoon and a few minutes walk to the local Wish park and the Hove seafront. The flat also boasts direct sea viewings in every room.

The accommodation with approximate room measurements comprises:

SPACIOUS HALLWAY Upon entry you are greeted with a spacious hallway with a radiator, smoke alarm, thermostat, 'Chubb' emergency telephone system and emergency pullcord. Straight ahead leads to airing cupboard, the flooring is carpeted and there is a loft hatch above.

LIVING ROOM South facing living room with a two radiators, 'Juliet' balcony overlooking the Hove Lagoon and seafront, emergency pullcord. UPVC double glazed windows and carpeted flooring.

KITCHEN Stainless steel sink with cupboards below, tiled splashback, laminate worksurface with eye level cupboards above and drawers below. Space for fridge freezer, washing machine and dishwasher. 'Vaillant' conventional gas fired boiler with condensate pipe. Kitchen giving direct sea view. UPVC double glazed windows and laminate flooring.

BEDROOM 1 Radiator, UPVC double glazed window, integrated wardrobes, emergency pullcord and carpeted. Overlooking the Hove Lagoon and Hove seafront.

BEDROOM 2 Radiator, integrated wardrobe, emergency pullcord, UPVC double glazed window, carpeted and overlooking the Hove Lagoon and Hove seafront.

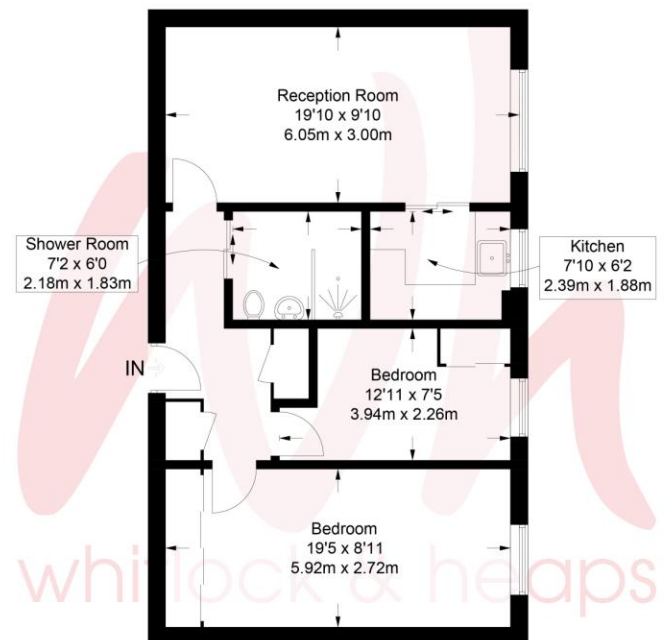
STORAGE Manual stopcock and automatic stopcock.

SHOWER ROOM White suite with 'Roca' wash hand basin with built in vanity unit and drawers under, cupboard at eye level with lights, electric 'Mira' shower with handrail, radiator, 'Honeywell' extractor fan, tiled walls.

OUTSIDE Communal gardens being well-maintained being mainly laid to lawn with well established borders.

OUTGOINGS

SERVICE CHARGE £667 per calendar month



Third Floor

Approximate Gross Internal Area = 652 sq ft / 60.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021



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