



## 177 KINGSWAY HOVE, BN3 4GL

£1,750 PCM

Beautifully presented two bedroom apartment with private rear courtyard located on Hove Seafront. This superb property occupies the entire lower ground floor of this attractive period building and benefits from bright and spacious accommodation comprising; large living/dining room, kitchen with integrated appliances, two double bedrooms with one benefiting from en-suite access and rear courtyard access and 4 piece main bathroom suite. Additional benefits include its own street entrance, gas central heating and the flat having recently undergone refurbishment throughout.

The location speaks for itself being moments away from Hove seafront along with the wide range of popular shops, restaurants and coffee shops. Hove mainline station is also close by with direct links to London and surrounding areas.

One pet considered.

# Nicholas James

SALES LETTINGS AUCTIONS







Kingsway

Total Area: 88.4 m<sup>2</sup> ... 951 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
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