



## 15 KINGS GARDENS

HOVE, BN3 2PG

SHARE OF FREEHOLD

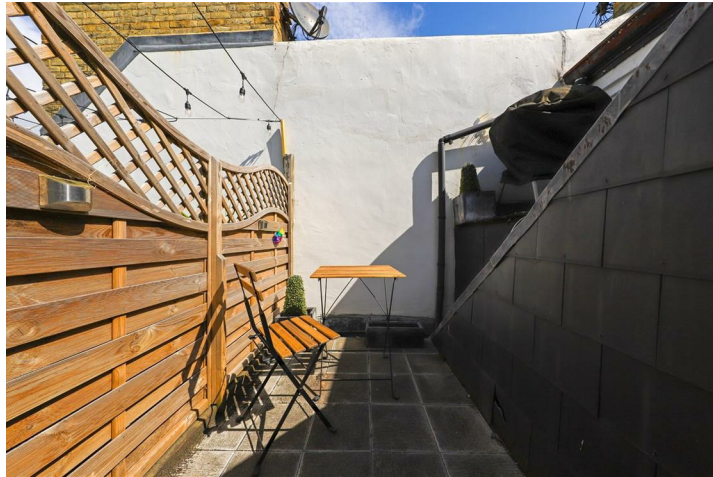
Superb split-level maisonette occupying the top two floors of this attractive and well-maintained period building, enviably positioned directly on Hove Seafront with stunning sea views from the apartment itself.

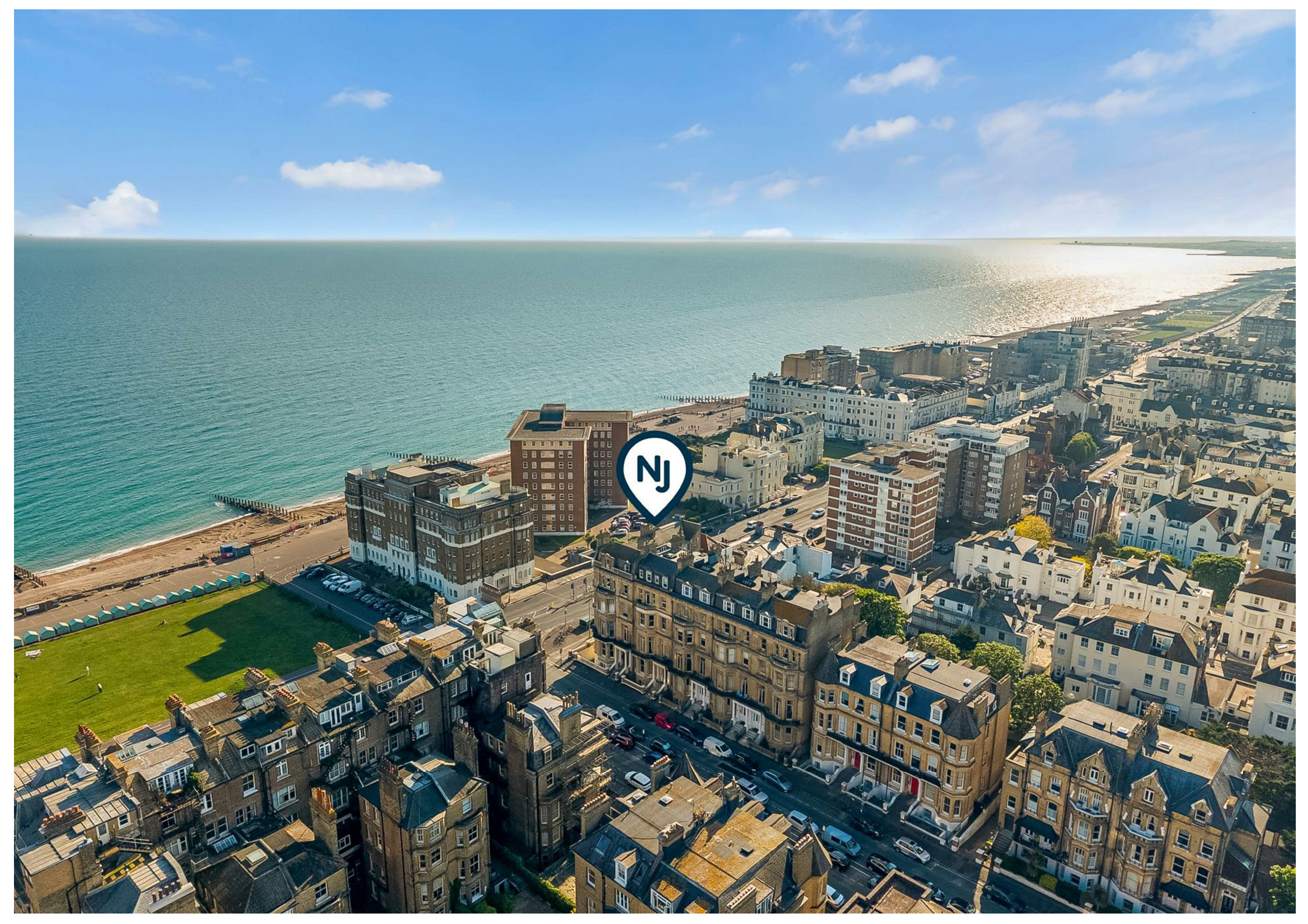
Beautifully presented throughout, the bright and spacious accommodation comprises a superb south-facing open plan living space, two generous double bedrooms, additional bedroom/study, modern family bathroom and en-suite bathroom. There is also a private terrace providing space for a small table and chairs. Further benefits include a passenger lift, well-kept communal areas and an array of charming period features retained within both the building and the apartment itself.

The location will appeal to many, with the seafront and lawns just opposite and a fantastic selection of popular cafes, restaurants and independent shops only moments away. Hove railway station is also within easy reach, offering regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



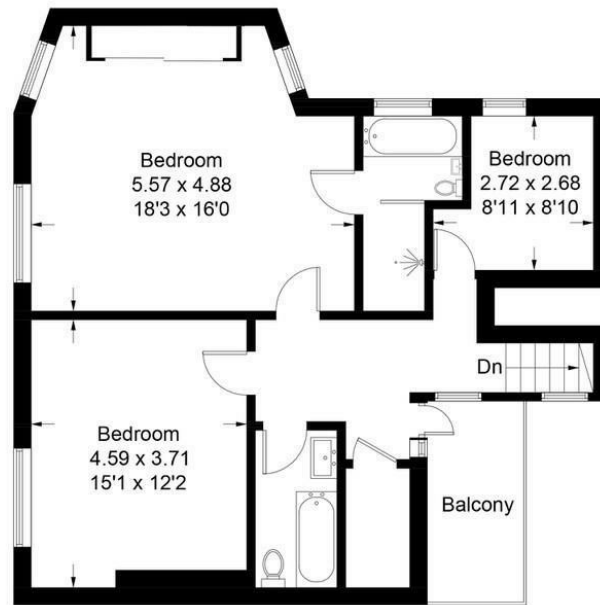


# Kings Gardens

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301151)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 James

SALES LETTINGS AUCTIONS