



Viceroy Lodge, Kingsway, Hove, BN3 4RA
£500,000 - £550,000 Guide



**GOLDIN
LEMCKE**

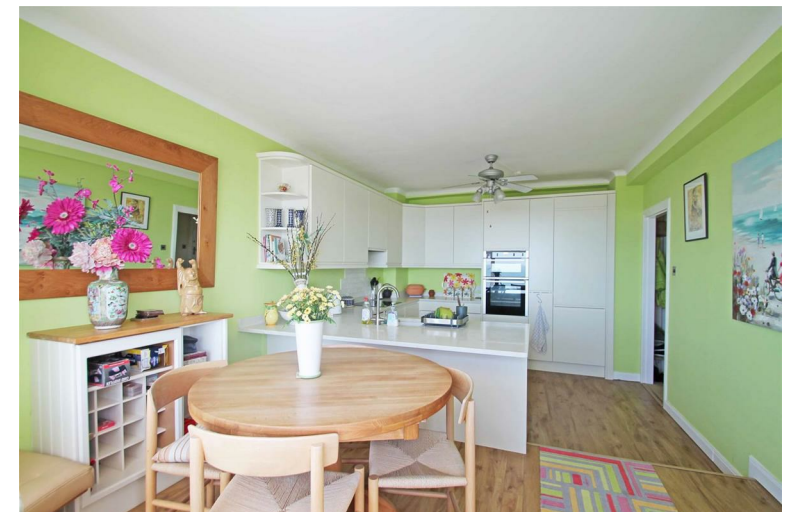
01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Viceroy Lodge, Kingsway, Hove, BN3 4RA

£500,000 - £550,000 Guide

A beautifully presented south-facing two-bedroom apartment occupying part of the third floor of this extremely popular Art Deco purpose-built block on Hove seafront. The property's standout feature is its impressive south-facing balcony, spanning the full width of the apartment and enjoying stunning panoramic views across the sea. We cannot stress that early and internal viewing is essential to truly appreciate this amazing apartment.





Further Information

Internally, the accommodation comprises an entrance hall, a generous living/dining room with doors opening onto the full-width balcony, and a modern kitchen/diner featuring a delightful seating area overlooking the sea, with further access to the balcony. There is also a contemporary shower room, a good-sized bedroom, and a superb principal bedroom enjoying further sea views and a beautifully appointed en suite bathroom. Extending across the full width of the apartment, the exceptional balcony is a real stand-out feature of this property.

Offering approximately 1,047 sq ft of beautifully presented accommodation, this is a rare opportunity to acquire a seafront apartment of this calibre, and early internal viewing is highly recommended.

Viceroy Lodge is an exceptionally well-regarded seafront development, set within attractive and immaculately maintained communal gardens. The building further benefits from a resident caretaker, communal heating and hot water, and the property is being sold with a share of the freehold.

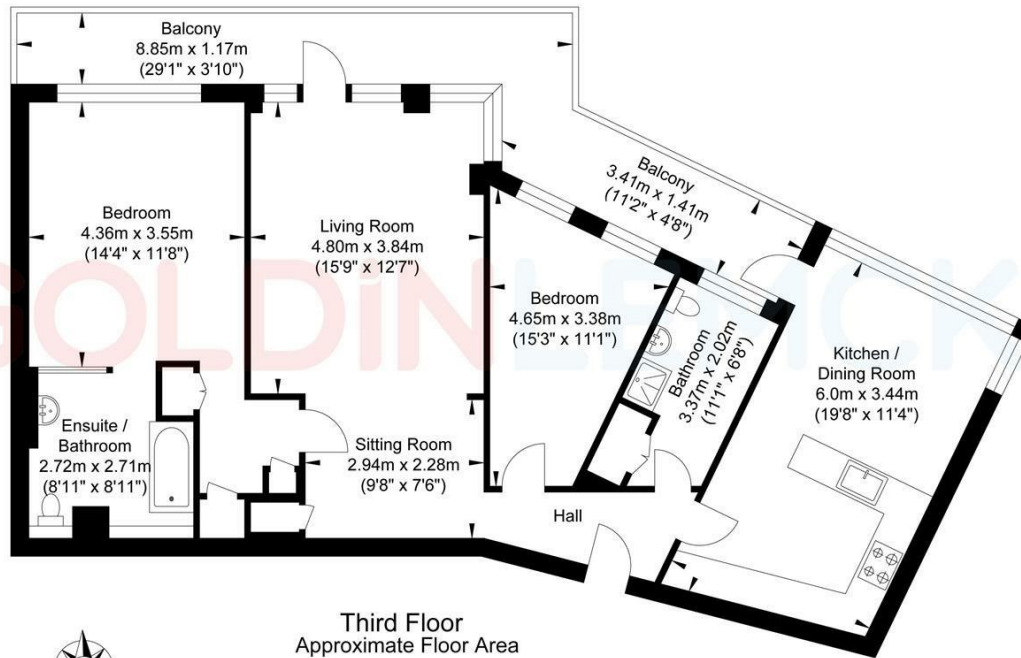
Situated on Kingsway, directly opposite Hove seafront, Viceroy Lodge is ideally positioned to enjoy everything the area has to offer. This stretch of the seafront has recently benefited from significant improvements, including extensive landscaping and upgraded public spaces, further enhancing the appeal of the area. The popular Rockwater is located just across the road, while Church Road is within easy reach, offering an excellent selection of independent cafés, restaurants & more.



GOLDINLEMCKE

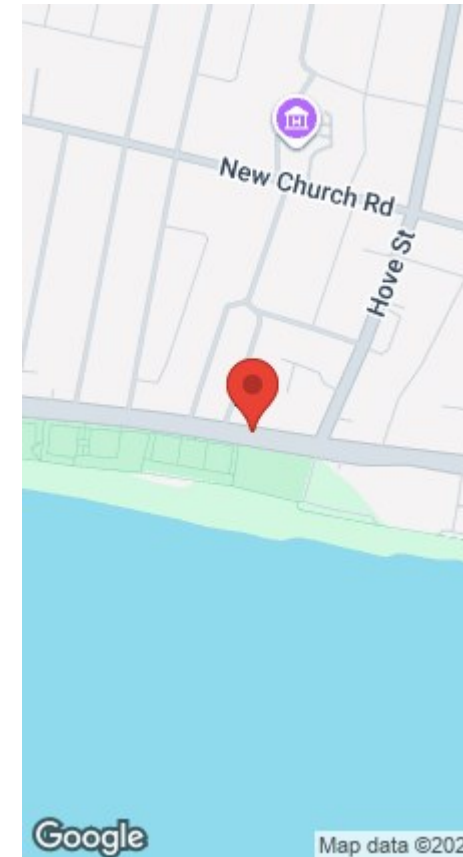
01273 777123
GOLDINLEMCKE.COM

Viceroy Lodge



Approximate Gross Internal Area = 97.30 sq m / 1047.32 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002