



- **Seafront Terrace House**
- **Four Bedrooms**
- **Blank canvas to modify to owner's taste**
- **Extremely Sought After Location**
- **Must be Viewed To Be Appreciated**
- **Fantastic Direct Sea Views**
- **Three Reception Rooms**
- **No Onward Chain**
- **Over Three Floors**

## Kingsway, Hove

Price: £750,000 Freehold



Approximate Gross Internal Area = 114.0 sq m / 1227.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Cox & Co are pleased to offer this four-bedroom terraced house located on the Hove Kingsway with the beach, Hove Lagoon and Western Lawns just across the road and the green open spaces of Wish Park only moments away.

This four-bedroom house does require some modernisation and offers excellent potential for anyone looking to personalise and put their own design to a property.

The house is arranged over three floors with a great sense and feel of space. The expansive bay windows of the first-floor reception room offer panoramic sea views across Hove lagoon and the picturesque Hove Beach Huts.

On the ground floor, the open plan kitchen/dining room opens onto the private rear garden making it a lovely space to both entertain and spend time together as a family.

The house is wonderfully light and bright with four bedrooms which offer an ideal amount of flexible family accommodation.

The large master bedroom on the top floor allows you to enjoy more of those direct sea views from the comfort of your bed, while two further bedrooms on the first floor look out over the pretty rear garden. Adding plenty of versatility, an additional double bedroom and shower room on the ground floor create practical annexe accommodation for guests or multi-generational families.

The house has vast potential to improve and extend, making this an ideal project for a family looking to move to the seaside.

For viewings, please call Cox & Co on 01273 00 99 66

| 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>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |