



Fairlawns, Kingsway

Hove

£450,000



Perfectly situated along Hove's sought-after seafront, this spacious THIRD FLOOR PURPOSE-BUILT APARTMENT features TWO DOUBLE BEDROOMS, a SOUTH FACING BALCONY with DIRECT SEA VIEWS and the added benefit of a PRIVATE GARAGE. Offered for sale with NO ONWARD CHAIN.

Situated within a well-maintained purpose-built block in West Hove, directly opposite the popular Babble café and the recently regenerated seafront, the apartment offers bright, well-proportioned accommodation. The generous lounge and dining room enjoys sea views and opens onto the south-facing balcony, creating a perfect space to relax and take in the coastal setting. There is a separate fitted kitchen, along with two good-sized double bedrooms, both with fitted wardrobes.

The property also benefits from a modern shower room and ample built-in storage. A private garage further enhances the appeal, making this an ideal seafront home or investment opportunity.

In the Local Area

This home is ideally located for all that Brighton & Hove has to offer. Situated directly opposite the seafront, beach, and promenade, you have a wealth of leisure facilities, including newly opened padel courts, beach volleyball, and a skate park, right on your doorstep.

The popular Babble Bar & Restaurant and Rockwater also provide a relaxing spot to enjoy refreshments by the sea. Away from the seafront, the bustling cafe culture, shops and restaurants of Church Road and Poets Corner are all easily accessible.





Nearer to home, the amenities of Richardson Road offer a wide array of popular independent shops, cafes and bars, while a selection of high street supermarkets on Portland Road and Church Road are also nearby. On Hove seafront, a parade of local independent amenities on Kingsway includes the ever-popular Sugardough Bakery and the Kernel of Hove health food store.

Aldrington station is within reach, and Hove train station, providing convenient mainline commuter routes to London, Brighton, and the South Coast, is just over one mile away. Regular bus services travel into the centre of Hove's Church Road, Brighton and out to Devil's Dyke and the South Downs.

Further Information

Kingsway is situated in parking zone R, and this apartment is in council tax band D, which is currently charged at £2,579.44 for 2026/27.

EPC rating - B

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

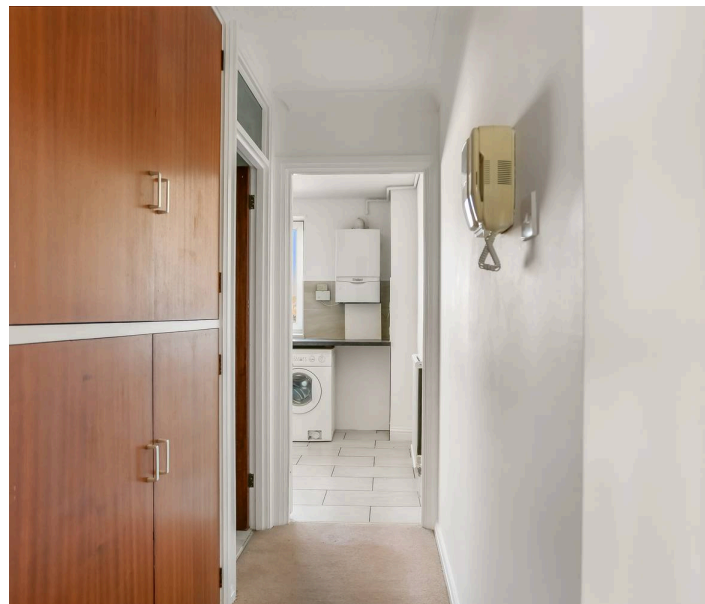
Unexpired term on lease - 126 years

Service Charge - £2,784.46 pa

Ground Rent - £49.50 pa

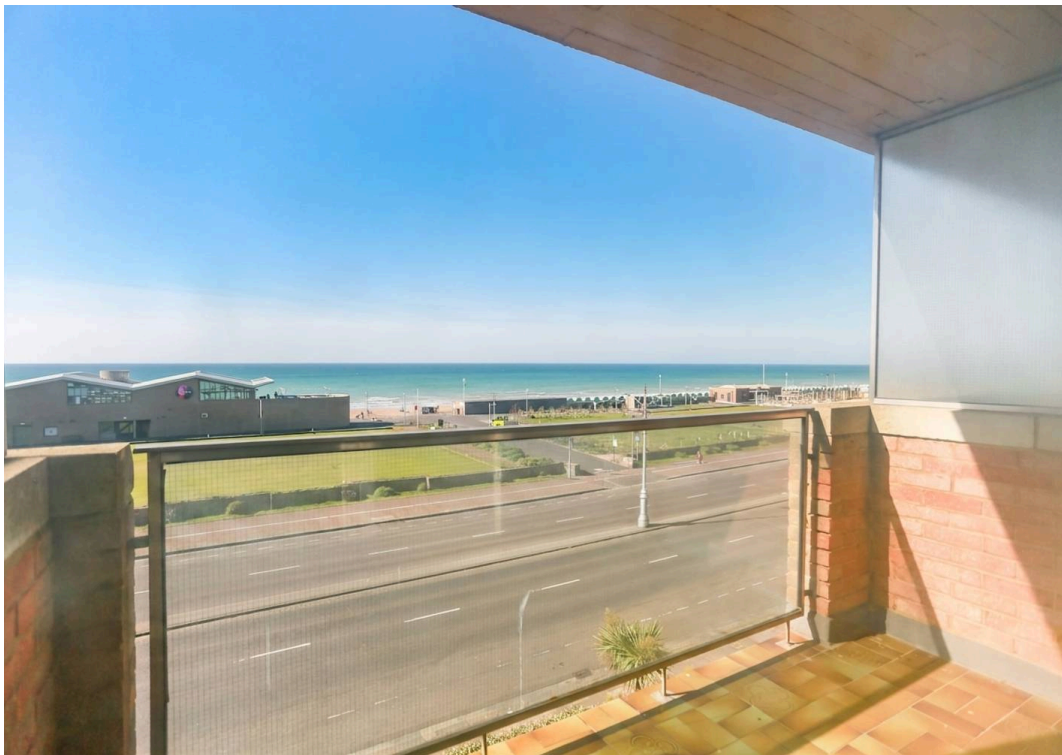
Reserve Fund - £371.20 pa

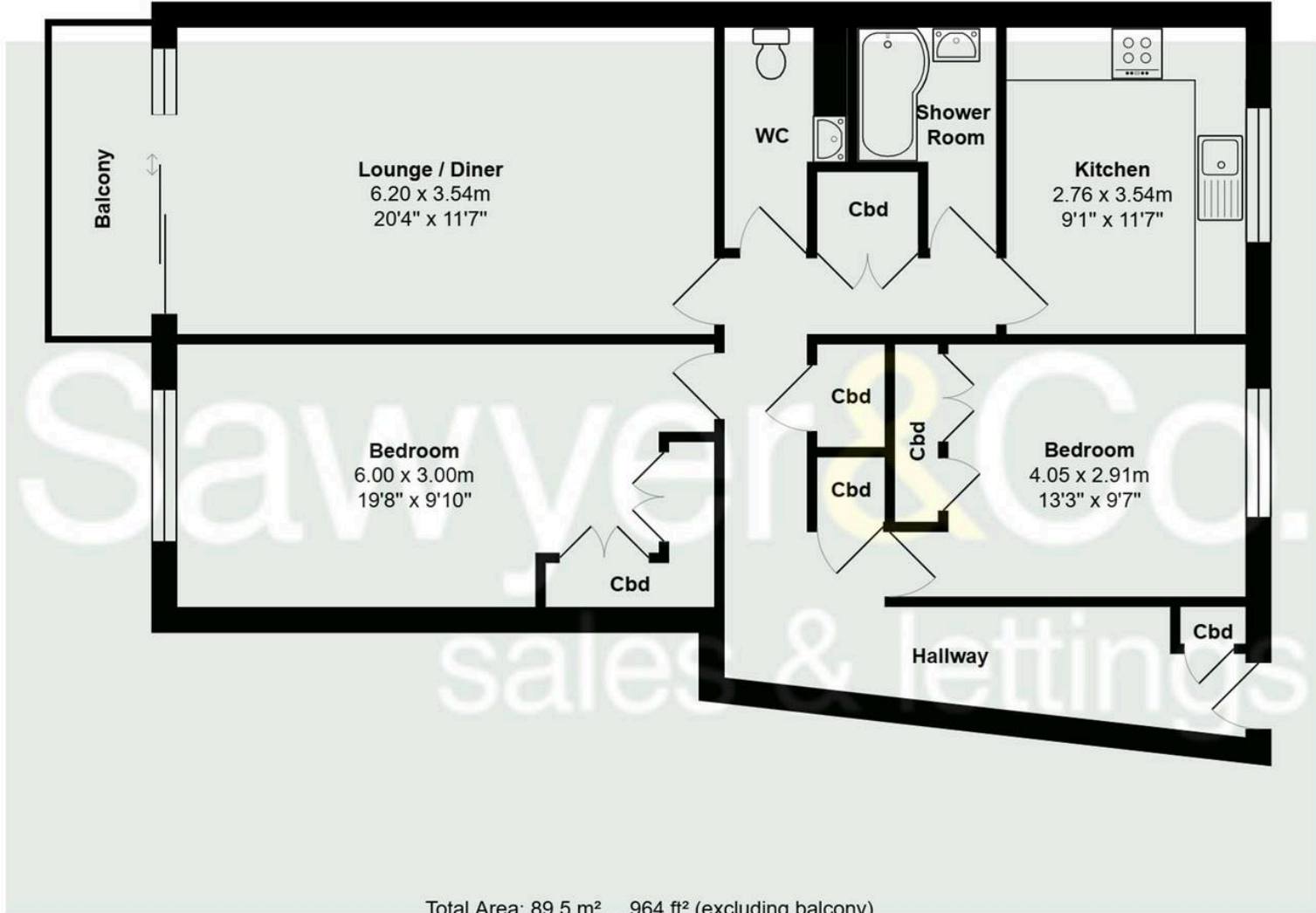
This information has been provided by the seller. Please obtain verification via your legal representative.











Total Area: 89.5 m² ... 964 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.