

Channings 215  
Kingsway  
Hove  
BN3 4FT



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



# Channings 215 Kingsway

## £365,000 Leasehold -

### COMMUNAL HALLWAY

Well kept communal hallways give access to the flat via lifts to the SIXTH FLOOR.

### HALLWAY

The L-shaped entrance hall offers ample built in storage providing hanging space and shelving. There is an entry-phone system and doors to all principal rooms. Telephone point, storage heater.

Additional cupboard space near bedrooms for linen, and housing water tank and immersion heater, with cupboards above.

### KITCHEN

Located at the entrance to the property with a large window providing views northwards across Hove, the kitchen/breakfast room has a range of work-surfaces, wall and base units, stainless steel sink and drainer with mixer tap, plus space for washing machine, cooker, fridge/freezer. Appliances included a ceramic hob with oven under with concealed extractor above with space and plumbing for a washing machine and further space for a freestanding fridge freezer. Power points. Linoleum floor covering. Space for breakfast table and chairs. Electric wall heater.

### LIVING/DINING ROOM

Accessed from the hallway through fully, opaque glazed door with glazed side panel, the living/dining room provides ever-changing views of the weather across the English Channel from the double glazed windows and door to balcony. Fully carpeted, with two Laid to marble tiling with a feature decorative fireplace and having ample space for a dining table and chairs. Power points, Open Reach socket, two storage heaters.

### MAIN BEDROOM

Southerly aspect. Glazed opaque door from hallway. Fully carpeted double room, with double built in wardrobe with cupboards above. Double glazed windows with fan lights. Storage heater. Telephone point and power points.

### BEDROOM 2

Northerly aspect with views over Hove. Glazed opaque door from hallway. Fully carpeted, with built in single wardrobe with cupboard over. Storage heater. Double glazed window with fan light. Power points.

### BATHROOM

Fully carpeted, central ceiling light/heat, part tiled including panelled bath with screen and shower attachment. Wash basin with cupboard under. Towel rail, shaver point, mirror with light over.

### CLOAKROOM

Fully carpeted, WC and handbasin with tiled splashback. Air vent.

### OUTSIDE

The tiled south facing balcony, accessed by the glass door from the living/dining room, provides distant views along the coast including i360.

### FURTHER INFORMATION

COUNCIL: BRIGHTON & HOVE CITY

COUNCIL TAX BAND: C

EPC: C

PARKING ZONE: R

ANNUAL SERVICE CHARGE: £2,880.04

GROUND RENT: £57 P.A.

LEASE LENGTH: 999 years from May 1992

SHARE OF FREEHOLD / LEASEHOLD

Local Authority  
Brighton & Hove

Council Tax Band  
C

Directions  
LOCATED BETWEEN HOVE LAGOON AND  
ROCKWATER SATNAV: BN3 4RT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(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



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

### 41 Channings, Hove

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft

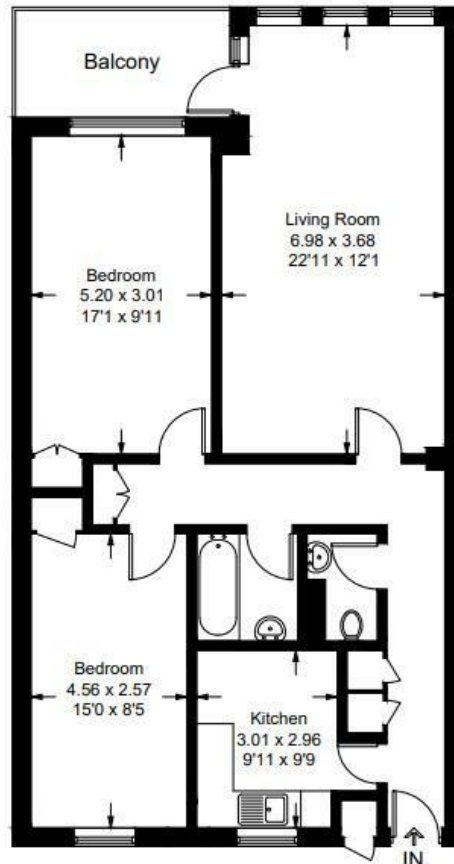


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979480)



# CALLAWAYS

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