



53 Viceroy Lodge

Hove, BN3 4RB

Guide price £150,000 - £160,000

Guide price £130,000 - £140,000

Positioned on Hove seafront within the well-known Viceroy Lodge, this one-bedroom chain free apartment offers a fantastic opportunity to create a stylish coastal home in an enviable location just moments from the beach.

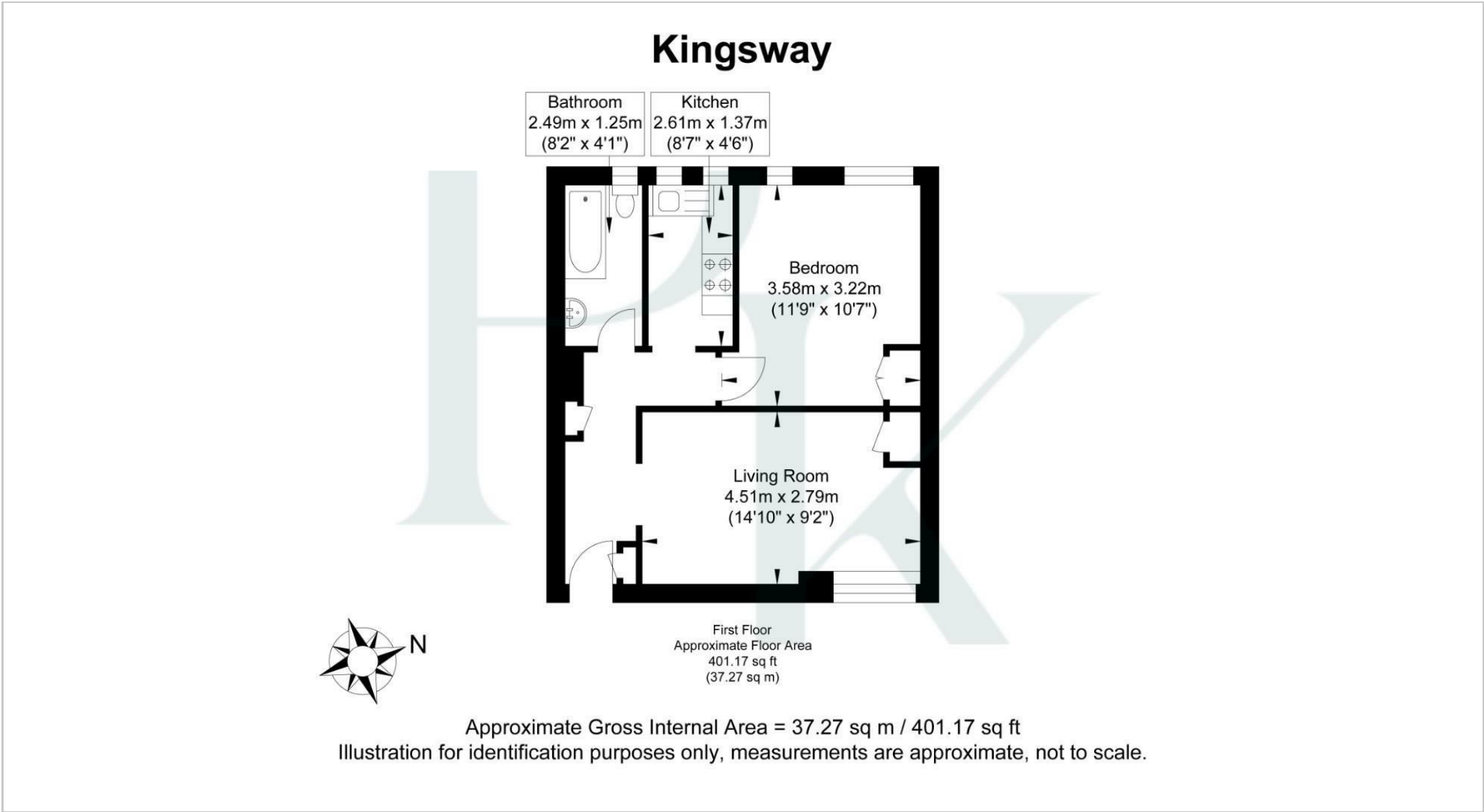
The accommodation is well arranged, with a generous living room providing plenty of space for both relaxing and dining. The separate kitchen is fitted with a range of units and work surfaces, while the spacious double bedroom benefits from built-in storage. A bathroom with a full-sized bath completes the accommodation.

While the apartment would benefit from some modernisation, it offers excellent potential for a new owner to update and personalise to their own taste.

A particular highlight of Viceroy Lodge is its impressive communal gardens, providing a wonderful green space to enjoy away from the bustle of the seafront.

Situated directly on Kingsway, the property is superbly placed for enjoying Hove’s charming coastal lifestyle, with the beach and promenade quite literally on the doorstep. Popular seafront destinations including Rockwater and Babble are both close by, while the cafés, restaurants and independent shops of Church Road and Hove Street are also within easy reach. Excellent transport links provide convenient access into central Brighton and beyond.

An appealing opportunity for first-time buyers, investors or those seeking a seaside base in one of Hove’s most lovely coastal locations.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson
Keehan