



Courtenay Gate

Hove, BN3 2WL

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Courtenay Gate – Rarely Available Fifth Floor Apartment With Panoramic Sea Views

Positioned in Hove's most prestigious period apartment buildings, this rarely available three-bedroom, two-bathroom home sits on the beach side of Kingsway, one of only a handful of addresses to enjoy such an exclusive setting. Courtenay Gate commands the very best position at the foot of Hove Lawns, offering dual aspect views that are simply unmatched.

Measuring over 1,500 sq ft, the apartment impresses the moment you step inside. Its generous scale and incredible natural light set the tone, while the proportions feel elegant and easy for modern living.

At the heart of the home is the spectacular double length reception room, a space that quite literally takes your breath away. A run of classic sash windows frames an extraordinary vista...Straight ahead the horizon stretches endlessly, making you feel as though you are aboard a boat and to the east, an ever-changing sweep of Hove and Brighton unfolds in perfect detail. It is a room that invites you to stop and simply watch the light shift across the water and city.

There are three excellent double bedrooms, each capturing its own unique outlook. The two principal bedrooms connect via a stylish Jack and Jill bathroom with both bath and shower. The third bedroom versatile, alliteratively serving as an ideal home office, which is adjacent to a guest W.C

The galley kitchen, neat and functional, also enjoys fabulous views. Throughout, smart built in storage adds practicality, and the layout offers exciting potential to adapt and reconfigure for modern living (subject to the usual consents).

This exceptional home is offered chain free with the added benefit of first come first served residents' parking directly outside. There is little that rivals Courtenay Gate's address – Steps from the beach and Hove Lawns, yet moments from the restaurants and cafés of Church Road and within easy reach of both Hove and Brighton stations.

➤ *Asking Price* £950,000

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2



2

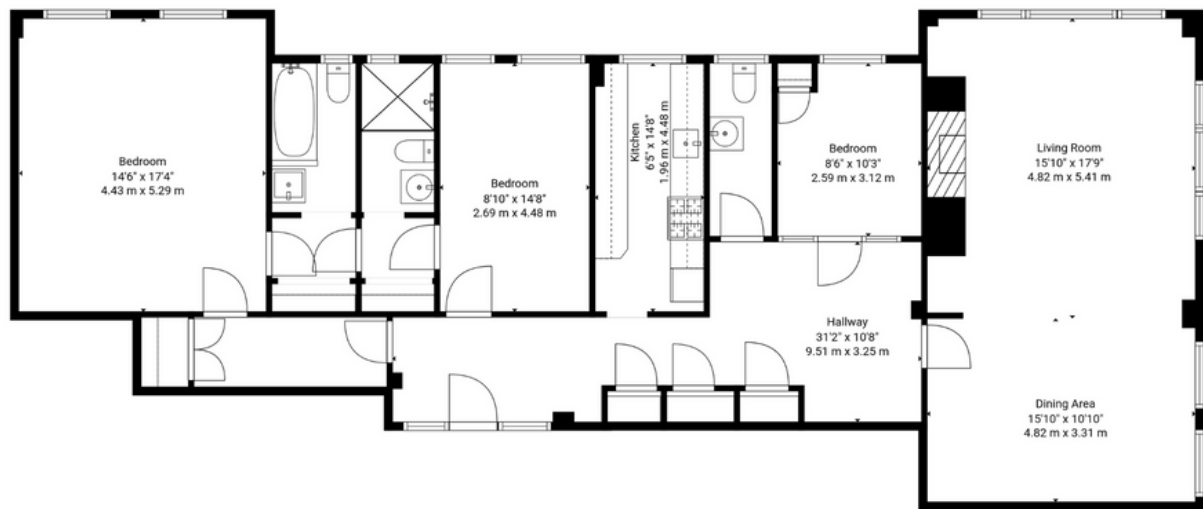


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TOTAL FLOOR AREA:

1549 sq. ft. (144 sq. m.) approx



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Total Internal Area = 1549 sq ft/ 144sq m
For identification only - not to scale





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