



**Viceroy Lodge, Kings Way, Hove, BN3 4RA**

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See things differently.

This contemporary penthouse apartment is truly exceptional and occupies a prime position directly on top of Viceroy Lodge which is regarded as one of the finest buildings in Hove and offers spectacular views from all primary living areas with expansive roof terraces spanning the full width of the apartment.

Sitting proudly on the top floor of arguably, one of grandest purpose build buildings in Hove you will find this wonderful penthouse apartment. From the moment you enter, light and opulence is apparent. Full length floor to ceiling double glazed units span the entire entrance hallway welcoming an abundance of natural light from the east and provides access into the dual primary living areas, where the light continues.

Full length bi-folding doors and windows span both sides of vast open plan living space, which is split into three living zones. A spacious dining area, perfect for entertaining, enjoys stunning views of the sea with the capability of alfresco dining which can be easily achieved with the help of the bi folding doors. A spacious kitchen flows naturally from the dining area and provides ample working space along with a range of built in appliances.

There is a comfortable living area, which currently benefits from opening immediately onto the west facing terrace, providing the final rays of warm evening light and breath-taking sunsets. Useful cupboards surround this primary zone housing all the everyday clutter, making for a clean-living environment.

The bedrooms can be found at the far end of the property where the overall sense of light and space continues. You will find two large bedrooms, each with different distinguishable features. The largest of the two provides direct access onto the east facing terrace, has space for an office area and benefits from dual built-in wardrobes. A large en-suite bathroom follows on from the bedroom area, which welcomes afternoon light through west facing windows.

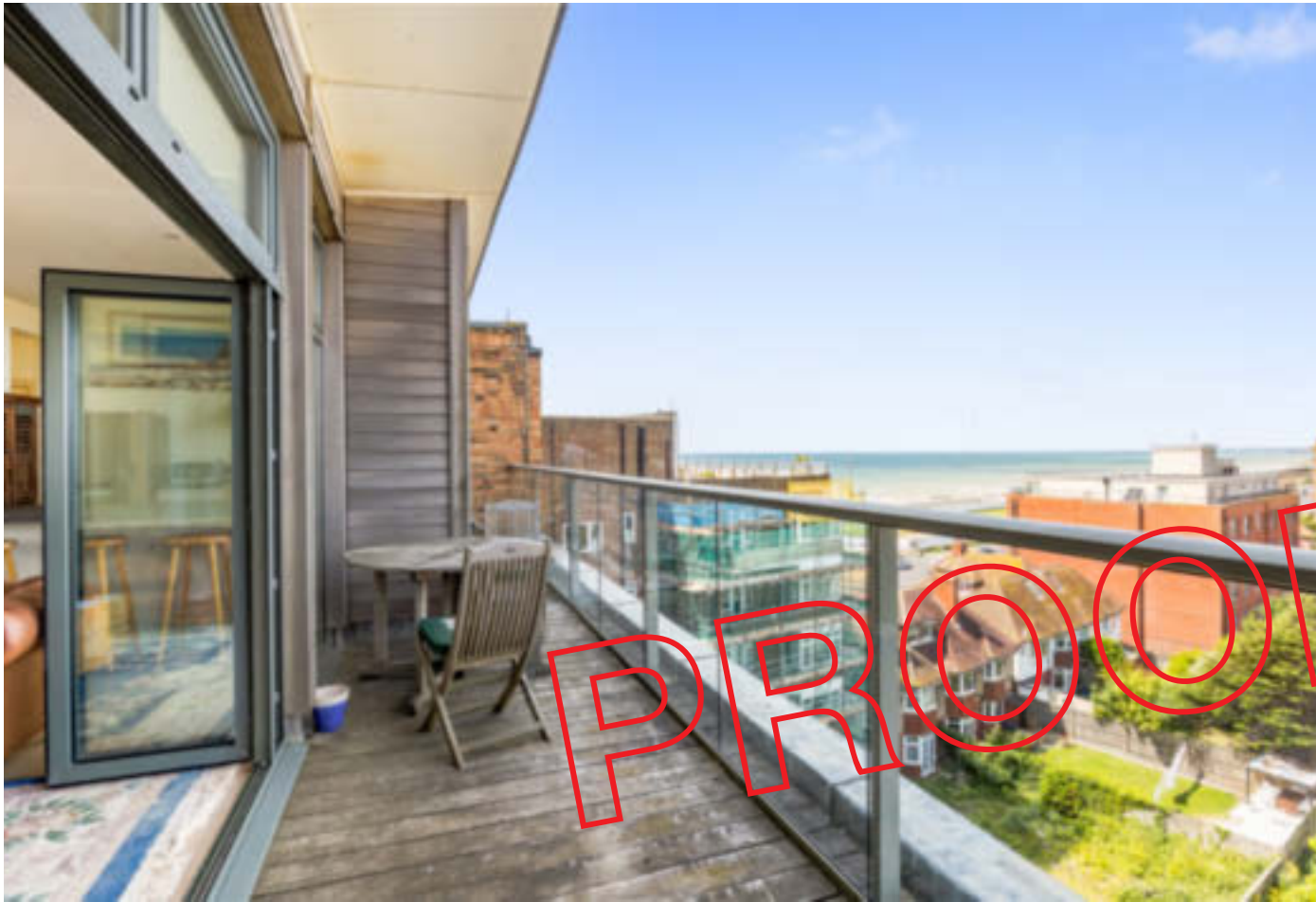
The second bedroom also benefits from an en-suite bathroom, built in wardrobes and a beautiful Juliette balcony which provides the same views and outlook enjoyed from the living area, from

your bedroom.

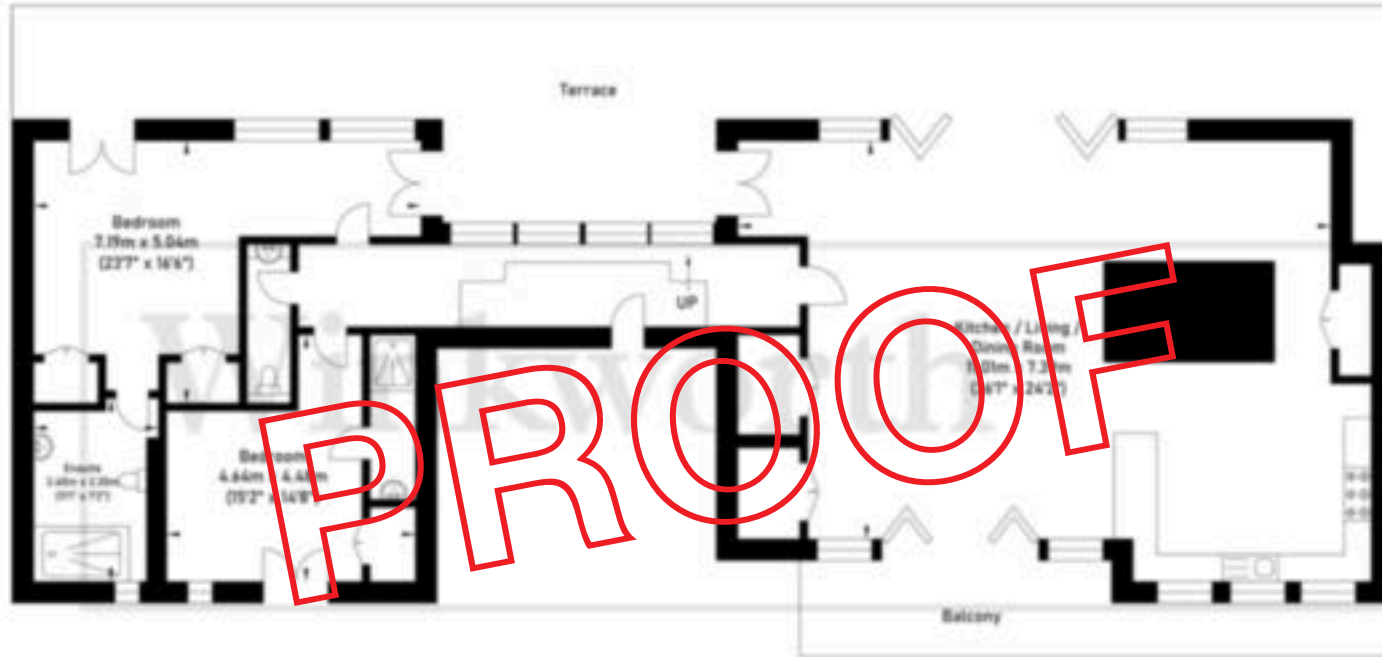
The expansive roof terraces are worthy to note and can be enjoyed from almost all living areas within the apartment. Direct views of the sea and everlasting sunshine can be enjoyed from both sides, with ample space for external furnishings and planting features on both the east and westerly side of the apartment.

Viceroy Lodge is a particularly sought after, well managed and maintained building with lift access, resident caretaker, and communal gardens to the rear. It is located directly on the Kingsway, moments from Hove's sought after promenade and beaches and the vast array of amenities which can be found close by and on Church Road.

PROOF



# Kingsway



Sixth Floor  
Approximate Floor Area  
1679.06 sq ft  
(155.99 sq m)

Approximate Gross Internal Area = 155.99 sq m / 1679.06 sq ft  
Illustration For Identification Only - Not To Scale © Winkworth Brighton & Hove

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