



Kingsley Court
142 King's Road | Brighton | BN1 2LP

FINE & COUNTRY





Step inside

Kingsley Court

Spacious Purpose Built Seafront Apartment with Panoramic Sea Views and Secure Underground Parking. Offering breath-taking sea views stretching along the coast from Brighton Pier to Worthing, this is a rare opportunity to acquire a south-facing apartment in one of Brighton's most sought after seafront complexes.

Situated in a prime location directly opposite the promenade, with direct views of the West Pier and Bandstand, this central yet peaceful home offers an impressive amount of space and a beautifully presented interior. Ideal for those wishing to downsize, looking for a weekend getaway or simply to enjoy all that Brighton and Hove has to offer, this property benefits from private allocated underground parking with additional space for visitors. Leasehold. No Onward Chain. EPC Rating D.

In More Detail

Located on the site of Brighton's last privately owned seafront mansion, Kingsley Court was built from 1985-87 and today the stylish recently refurbished communal hallways and lift reflect the original design integrity and ethos.

A spacious easy flowing layout offers sea views from each of the main rooms in this triple aspect home.

Inside

Adding a beautiful backdrop to a welcoming room, the stunning sea views from the wide bay windows in the living room create an instant wow factor that's hard to ignore. A soft neutral colour scheme adds to the superb sense of space, while French doors open onto a Juliet balcony allowing you to enjoy the full seafront ambience while you watch the sun set over the horizon.

Fully fitted with a wealth of crisp white cabinets and countertops, the generously sized separate kitchen is well-appointed with an array of integrated appliances. A deep window sill nestles beneath a tall south-facing window, creating the perfect spot to sit and watch the world go by on the promenade below.

Tastefully styled Nolte Mobil mirrored wardrobes are fitted in the master bedroom and allow you to admire a reflected sea view from the comfort of your own bed. Creating a wonderful amount of natural light to bounce around the room, a wide window looks out onto the beach and pier, while its secondary glazing creates an incredibly peaceful environment. Adding a touch of luxury, a large en suite bathroom is arranged in a patterned tile setting.

Continuing the fantastic sense of light and space, a second double bedroom is equally well-presented with yet more views of the seafront, secondary glazing and further Nolte Mobil fitted wardrobes.

The interior design theme of this Brighton home is echoed in the family bathroom where subtle geometric patterned tiles, matching those of the en suite and the kitchen, encompass a walk-in shower and a classic chromed towel radiator.

Three deep hallway cupboards complete this third floor (fourth level) apartment, offering an enviable amount of storage along with a Worcester-Bosch and Megaflo hot water system designed to allow both showers to operate simultaneously.





- Purpose Built Seafront Apartment
- Panoramic Sea Views
- 2 Double Bedrooms
- Bespoke Fittings
- Spacious Interior
- South-Facing Living Room
- Separate Kitchen
- Juliet Balcony
- Allocated Underground Parking
- Visitor Parking
- Concierge Service
- Secure Video Entry System
- Residents Lift
- Bike Store



Step outside

Kingsley Court

Outside

The well-tended gardens at the front of this secure purpose-built complex create a welcoming first impression to both residents and guests.

Benefiting from an onsite concierge six mornings a week, residents of Kingsley Court enjoy communal hallways that have recently been refurbished to a high standard, while a hydraulic lift adds to the peaceful feel.

This two bedroom apartment comes complete with a convenient secure underground allocated parking space, access to visitor parking and a secure communal bike store. In the Local Area

Located in the very heart of Brighton, just across the road from the beach and promenade, Kingsley Court is ideally situated within easy walking distance to the bustling and vibrant shops, bars and restaurants of the seafront, Preston Street and Western Road.

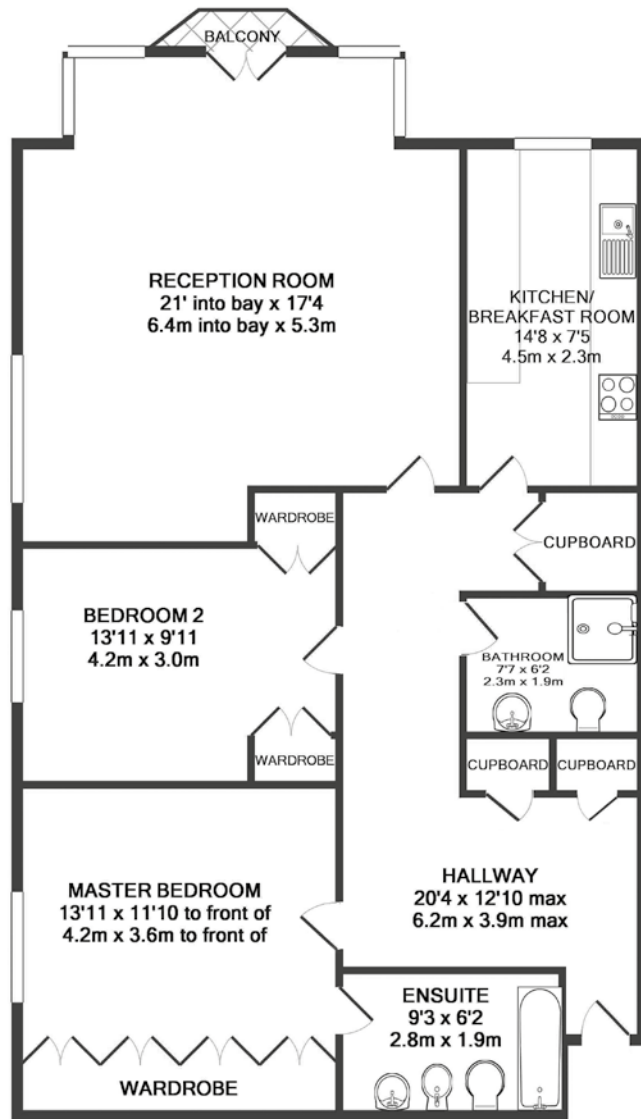
A leisurely stroll along Montpelier Road brings you to a local Waitrose supermarket, while a walk along the promenade stretches all the way from Brighton Marina to Hove Lagoon, taking in the piers, i360 and the historic 'birdcage' bandstand.

When it comes to shopping there's no shortage of choice as Western Road, North Street and the Churchill Centre all offer a wide variety of high street stores, while Brighton's famous Lanes provide plenty of independent and artisan choices.

Local schools include Brunswick Primary School, Brighton and Hove High School, St Paul's CE School and Nursery, St Mary Magdalen's Catholic Primary & Nursery School and Middle Street Primary School, while BIMM and Brighton Hove and Sussex Sixth Form College (BHASVIC) are within easy reach.

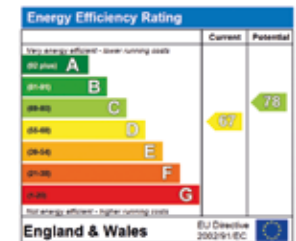
Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to Devil's Dyke. Brighton train station is within easy walking distance approximately just over half a mile away, offering regular mainline links for commuters. While you're out and about, Brighton & Hove City Council and BT have joined forces to make free Wi-Fi available from their network of 40 hotspots at a range of locations across the city centre. This section of King's Road benefits from Superfast Broadband access with average speeds up to 200Mbps, ideal for those who work from home. Currently the property is in Council Tax band D which was charged at £1,703.84 for 2017/18.





TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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