

PHILLIPS & STILL

Kings Road, Brighton

Guide Price £275,000 to £300,000



- An amazing first floor one/two-bedroom seafront apartment
- Stunning sea views
- No onward chain
- Premier Brighton seafront location
- Additional bedroom/office

To view all our homes: phillipsandstill.co.uk



127 Kings Road, Brighton, BN1 2FA

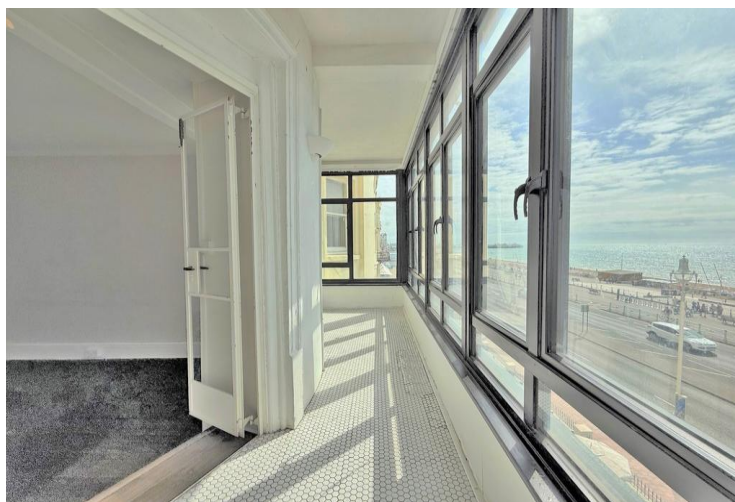


Set on the prestigious Kings Road in Brighton, this exceptional first-floor apartment offers an enviable lifestyle in one of the city's most iconic seafront locations. Commanding panoramic views across the English Channel, the property perfectly blends timeless coastal charm with contemporary comfort, making it an outstanding choice for a permanent residence, a weekend getaway, or a savvy investment opportunity.

The apartment is beautifully proportioned, featuring a spacious main bedroom that captures the morning light, alongside an additional room that offers flexibility as a second bedroom, home office, or creative studio. The heart of the home is the bright and inviting living space, where large windows frame the dramatic seascape and allow natural light to pour in throughout the day. Whether you're relaxing with a coffee or entertaining guests, the ever-changing view provides a stunning backdrop to everyday life.

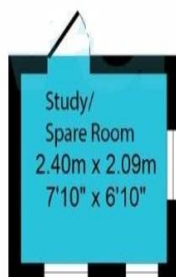
The kitchen and bathroom are well-appointed and thoughtfully designed, complementing the apartment's relaxed, coastal aesthetic. High ceilings, period details, and a sense of openness throughout add to the appeal, while the well-maintained building and communal areas reflect the premium status of the location.

Situated directly on the seafront, you're just steps away from Brighton's famous promenade, with easy access to vibrant Hove, excellent local cafes, independent shops, and the cultural attractions that make this part of the city so desirable. Transport links are also close by, providing straightforward connections for commuting or weekend escapes.



Outbuilding
5.02 sq.m. (54.03 sq. ft.) approx.

1st Floor
38.84 sq.m. (418.07 sq. ft.) approx.



Kitchen
3.08m x 1.30m
10'1" x 4'1"

Approximate Gross Internal (Excluding Outbuilding) Area = 38.84 sq m / 418.07 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Accommodation

FIRST FLOOR

ENTRANCE PORCH

KITCHEN
10' 1" x 4' 1" (3.07m x 1.24m)

LIVING/DINING ROOM
15' 5" x 12' 5" (4.7m x 3.78m)

BEDROOM
10' 10" x 10' 7" (3.3m x 3.23m)

SHOWER ROOM

OFF COMMUNAL HALLWAY

STUDY/SPARE ROOM
7' 10" x 6' 10" (2.39m x 2.08m)

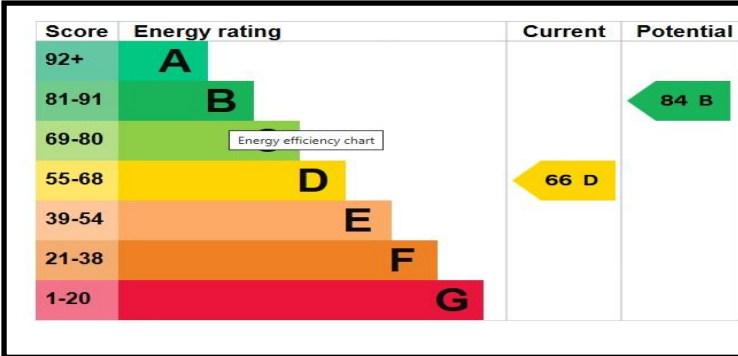




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk