



11a Metropole Court
Kings Road | Brighton | East Sussex | BN1 2FA

FINE & COUNTRY

Modern, beautifully presented, three bedroom duplex apartment above the iconic Metropole Hotel, Metropole Court boasts panoramic sea views, lift access and central location.

Set back upon the historic Metropole hotel, Metropole Court is a mid century residential building comprising of 7th and 8th floor duplex apartments. This fabulous modern duplex is briefly comprised of three double bedrooms the first located on the ground floor and the two additional bedrooms on the top floor where the larger bedroom has a balcony, two bespoke styled shower rooms and a large open plan kitchen diner living space with Juliette balcony overlooking Brighton's West Pier.

Dark wood floors and mid century chic stylings throughout really set the tone for this fabulous apartment. Unwind in the open plan living diner kitchen whilst admiring the ever-changing skyline and sea. The deep grey high gloss cabinetry in the Southerly lit kitchen is the dream place to prepare food. The interior has been skilfully designed by Pfeiffer Design.











Located in the very heart of Brighton, in a private and quiet spot, moments from the seafront and just around the corner from the bustling and vibrant shops, bars and restaurants of the Lanes and the city centre, the theatres, gardens and Royal Pavilion are all nearby, while the beach and seafront are directly opposite.

A leisurely stroll along the promenade stretches all the way from Brighton Marina to Hove Lagoon, taking in both West and Palace Pier, the i360 and the historic 'birdcage' bandstand.

The city centre's shopping districts and parks are easily accessible, as are Brighton Station and the A23/A27, offering swift connections to airports and London.

Nearby schools include Middle Street Primary, Varndean, Dorothy Stringer, Cardinal Newman RC, and Brighton College.

COUNCIL TAX BAND -D

PARKING ZONE- Z

EPC RATING - D

Broadband & Mobile Phone Coverage – Super Fast Virgin Media Broadband. Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS Tenure: Leasehold Unexpired term on lease – 138 years

Ground Rent: £90PA

Service Charge - £5,950PA

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 109.1 m² ... 1174 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

follow Fine & Country Brighton on



Fine & Country
46 Church Road, Hove, East Sussex BN3 2FN
01273 739911 | brightonandhove@fineandcountry.com

