



Flat 6 Kingsley Court, 142 Kings Road, Brighton, BN1 2LP

**Spencer
& Leigh**



Flat 6 Kingsley Court, 142 Kings Road,
Brighton, BN1 2LP

£1,895 Per Calendar Month -

- Well presented apartment
- Two good size bedrooms
- Fitted kitchen equipped with appliances
- Family bathroom & en-suite shower room
- Spacious lounge with sea view
- Contemporary colour scheme
- GCH & double glazed windows
- Available September, unfurnished
- Secure parking space available for £150pcm
- Sought after seafront location

A rare opportunity to let this well presented apartment which has a beautiful view towards the historic West Pier and Brighton's seafront promenade. Being available to let unfurnished from October, the spacious accommodation features a bright and airy lounge with an attractive glass juliette balcony, a modern fitted kitchen with appliances, two double bedrooms with fitted wardrobes, one of which has en-suite facilities in addition to the main bathroom. The contemporary colour scheme comprises pastel walls and grey carpets which create a clean cut living space. The apartment has double glazed windows, gas fired central heating and a security entry phone system. A parking space which is located in a secure under ground car park is available at an additional charge of £150pcm. Few properties can beat the location of Kingsley Court on a beautiful sunny day as the beach, popular bars and restaurants together with the bustling city centre shops are all within walking distance. Early viewing is highly recommended.

Council Tax Band D.



Prime location ideal for all amenities on either Kings Road or Western Road and opposite the British Airways i360. Being a moments stroll from the beach and situated on Regency Square itself with Preston Street at the top of the road with many bars and restaurants to choose from.



Entrance Hallway

Bathroom
8'6 x 7'7

Living Room
19'3 x 14'7

Kitchen
12'9 x 7'10

Bedroom
14'5 x 9'1

Ensuite
9'2 x 6'5

Bedroom
12'0 x 9'2

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

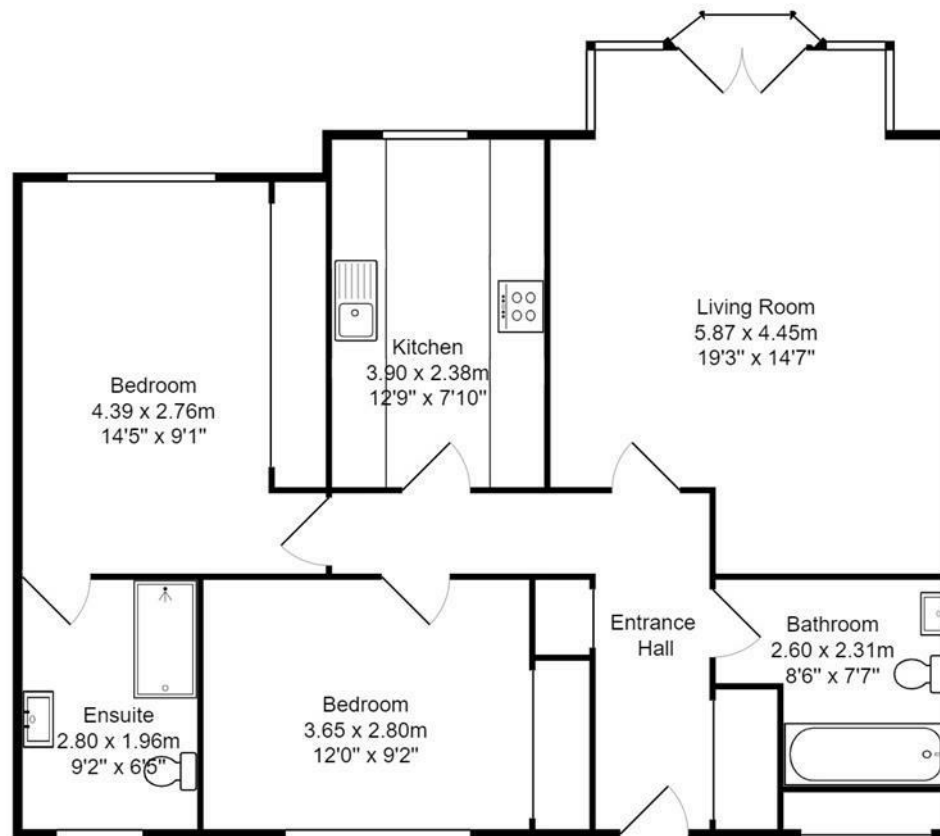


Council:- Brighton and Hove City Council
Council Tax Band:- D

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 78 | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Area: 83.0 m² ... 893 ft²

All measurements are approximate and for display purposes only.