



Kings Court King Street, Brighton, BN1 1RF

Offers over £250,000 Leasehold

BEAUTIFULLY PRESENTED & spacious 1 bedroom second floor flat situated in the SOUGHT AFTER North Laine area of Brighton. Other highlights include OPEN PLAN lounge/kitchen, contemporary fitted kitchen with quartz working surfaces, MODERN fitted bathroom/W.C. & gas central heating. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Communal front door with secure entry phone leading to:

Communal Hallway

Stairs rising to:

Second Floor

Personal front door with spyhole to:

Entrance Hall

Wall mounted door entry phone receiver, column radiator, cupboard housing electric fusebox & meter, space & plumbing for washing machine & cupboard above, coved ceiling, ceiling spotlights, door to:

Open Plan Lounge/Kitchen

Kitchen Area

Contemporary fitted kitchen comprising a range of wall, base & drawer units with quartz work surfaces over, inset 4 burner 'BOSCH' induction hob with electric double oven under & cooker hood over, integrated 'BOSCH' dishwasher, space for upright fridge/freezer, part tiled walls, continuation of cork engineered flooring, cupboard housing 'Worcester' combination boiler, ceiling spotlights.

Lounge Area

2 x column radiators, coved ceiling, ceiling spotlights, 2 x double glazed sash windows to front.

Bedroom

Column radiator, 2 x double glazed sash windows to side.

Bathroom

Contemporary fitted bathroom comprising panelled bath with mixer tap, thermostatically controlled rainwater style shower unit & screen over, further hand held shower attachment, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, heated towel rail, part tiled walls, tiled flooring.

Total approx floor area:

540 sq.ft. (50.1 sq.m.)

Council Tax Band: B

Parking Zone: Z

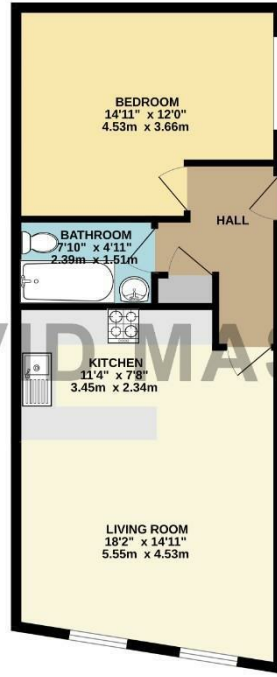
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What the owner says:

"We have absolutely loved living in the heart of the vibrant North Laine area. There are so many fantastic experiences on our doorstep. We are spoilt for choice for dining and evenings out. Particular highlights are having the cinema, swimming pool and library all within a minute's walk! It's particularly great during the summer and Brighton festival season. The flat itself is an oasis of calm, particularly the bedroom, which is very quiet"

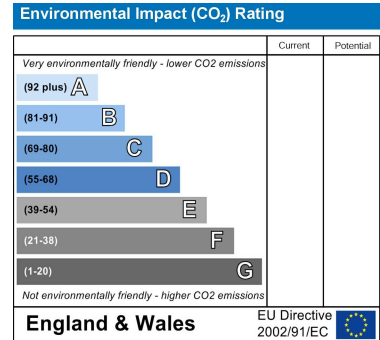
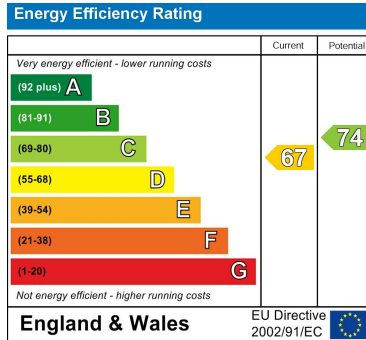


KINGS COURT
540 sq.ft. (50.1 sq.m.) approx.



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TOTAL FLOOR AREA: 540 sq.ft. (50.1 sq.m.) approx.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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