



Kings Road, Brighton



Guide Price
£475,000
Leasehold

- AN OUTSTANDING THREE BEDROOM APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEA VIEWS
- HIGHLY SOUGHT AFTER SEAFRONT LOCATION
- NO ONWARD CHAIN
- COMMUNAL ROOF TERRACE WITH OUTSTANDING VIEWS

*** GUIDE PRICE £475,000 - £500,000 ***

Robert Luff & Co are delighted to offer to market this outstanding three bedroom apartment located on Brighton seafront spanning over just over 925 sqft. This apartment is beautifully presented throughout and benefits from a fitted kitchen with built-in appliances, south facing living area with direct sea views, bathroom, additional WC and three bedrooms. This apartment also has access to a communal roof terrace on the 11th floor with impeccable views.

This stunning seafront apartment has easy access to everything that this highly popular and desirable city has to offer. Located directly on the seafront, Kings Road is without doubt one of the most highly desirable roads in Hove.

Just a short walk over Kings Road and you are on the seafront promenade with delightful seafront walks, city cycle lanes, beach huts, independent businesses, bars and restaurants. The property is also ideally located close to Brighton mainline station, shops, bars and restaurants on Western Road.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Living/Dining Room 17'2 x 15'2 (5.23m x 4.62m)

Kitchen 7'4 x 6'6 (2.24m x 1.98m)

Bedroom One 16'0 x 12'9 (4.88m x 3.89m)

Bedroom Two 15'1 x 10 (4.60m x 3.05m)

Bedroom Three 6'6 x 5'6 (1.98m x 1.68m)

Bathroom

Additional WC

AGENTS NOTES

982 Year lease

Service Charge: £390 PCM

Council Tax: TBC

EPC: B

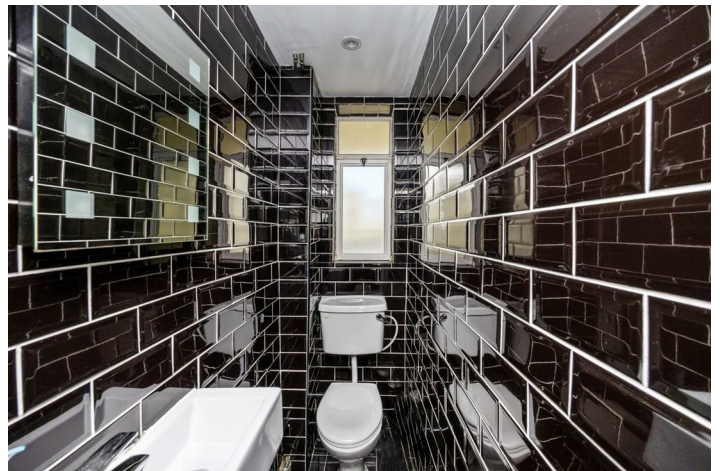
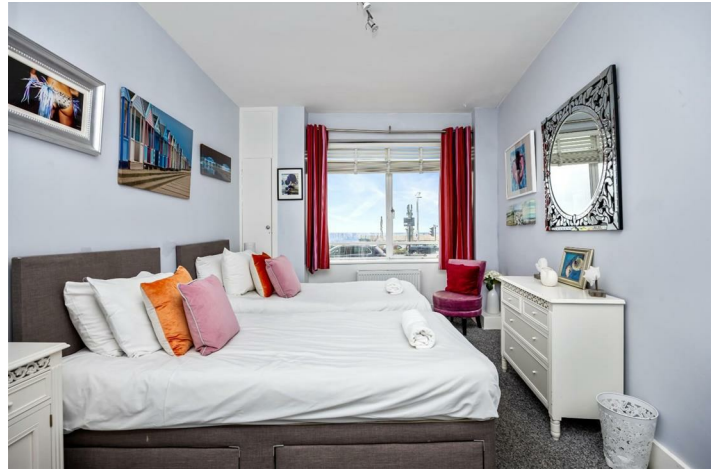
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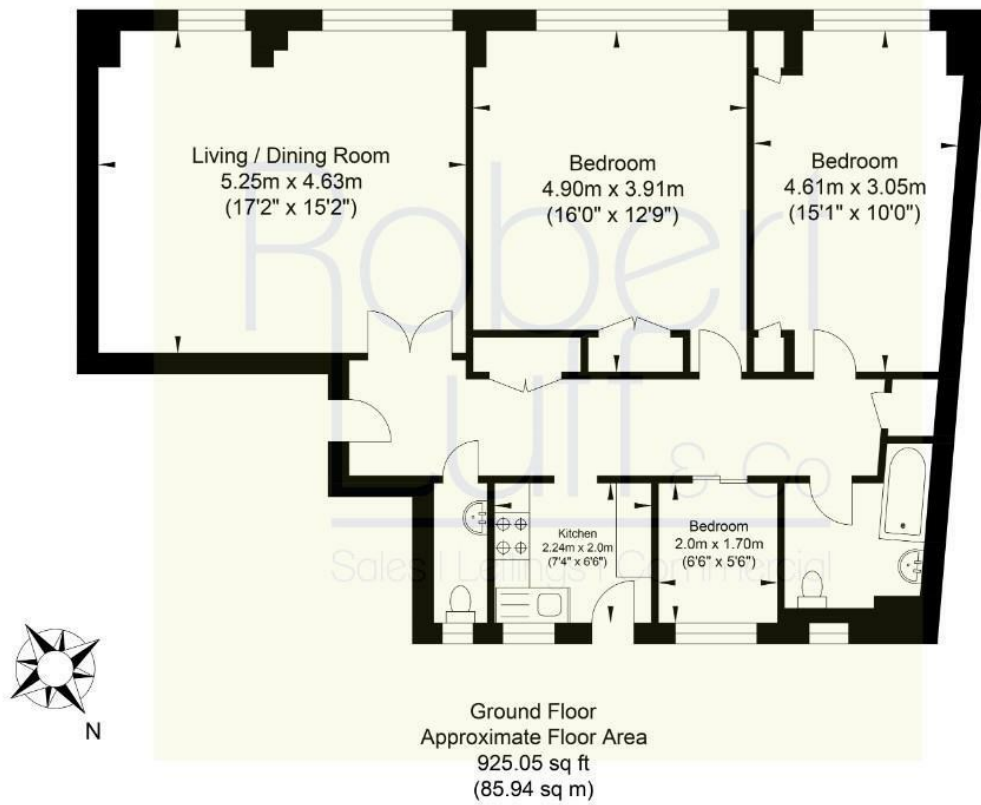
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Kings Road



Approximate Gross Internal Area = 85.94 sq m / 925.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.