

# Kings Road

## Brighton



## About the property

FOR SALE BY AUCTION 30th April 2025

Situated directly on Brighton & Hove seafront within the iconic Embassy Court, this eighth floor, one bedroom apartment boasts stunning sea views and versatile, light filled accommodation, with a balcony spanning the width of both reception room and bedroom, taking in much of Brighton's famous landmarks, including both piers.

An exciting blank canvas, the property offers an ideal opportunity for modernising and making one's own, creating the perfect blend of modern living and historical charm. An ideal choice for those looking to embrace the vibrant lifestyle that Brighton has to offer.

Considered by many to be one of the UK's most prestigious examples of pre-war Modernism, Embassy Court dates back to the 1930s and today its outstanding communal roof terrace provides residents with breathtaking vistas that stretch out to sea and along the coast.

Situated in the heart of Brighton, when it comes to shops, bars and restaurants all the amenities of Church Road, Western Road and Brighton's famous Lanes are all close at hand. Everything you need is right on your doorstep.

# Kings Road Brighton

£130,000



1

BEDROOM

1

RECEPTION

1

BATHROOM











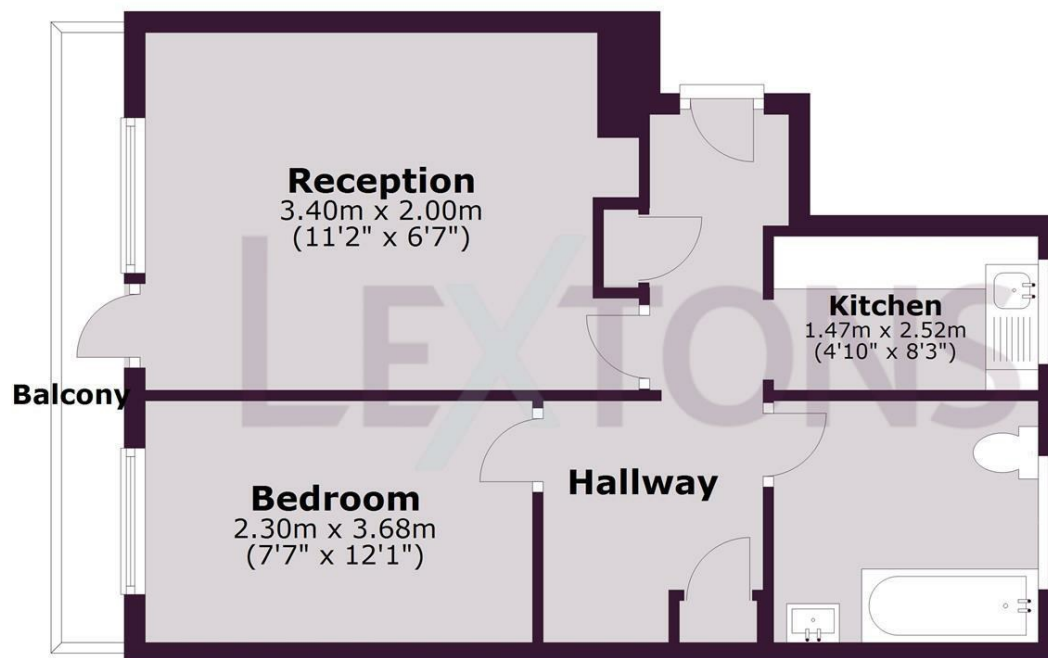




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

## Eighth Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 44.1 sq. metres (474.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		