



Embassy Court Kings Road, Brighton BN1 2PY

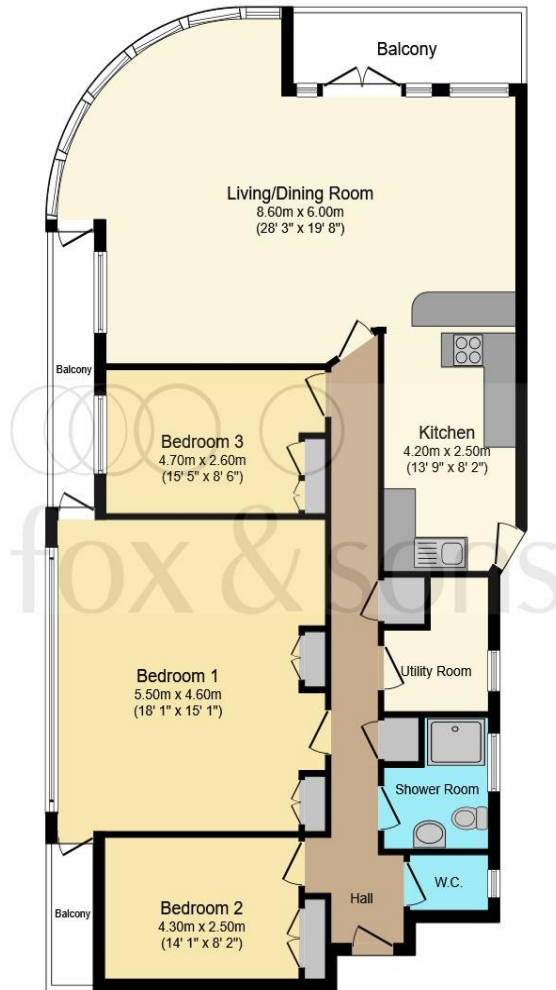
A spacious seventh floor apartment with spectacular sea views, three bedrooms, two terraces, modern kitchen, separate utility room and access to a residents only roof terrace on the eleventh floor.

welcome to

Embassy Court Kings Road, Brighton

A spacious apartment occupying arguably the finest position on the South-East corner of this Iconic grade II* listed art-deco block, which is one of the most outstanding examples of pre-war modernism in the UK. It was designed by the architect Wells Coates and completed in 1935. This large apartment has a vast sitting room with two terraces and amazing views over Brighton seafront and the English channel the South and East walls of the sitting room are almost entirely windows with a beautiful bowed window in the corner of the room. There is a modern open plan kitchen and separate utility room, three bedrooms and a luxury bathroom.





Total floor area 137.1 m² (1,476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

In addition to the private accommodation and terraces, there is a large communal roof terrace for the exclusive use of residents which can be booked in advance for private functions.

Occupying a prominent position on Brighton seafront within easy reach of a huge variety of bars, restaurants, cafes, attractions, outdoor performances and everything else that the world famous seafront City has to offer.

welcome to

Embassy Court Kings Road, Brighton

- Seventh floor apartment in iconic seafront building
- Large living room with spectacular Southerly and Easterly views
- Two terraces
- Modern kitchen
- Luxury bathroom
- Three bedrooms
- Access to private resident's roof terrace
- Grade II* Listed building

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£750,000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
BHF113575 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



fox-and-sons.co.uk