



## 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.*

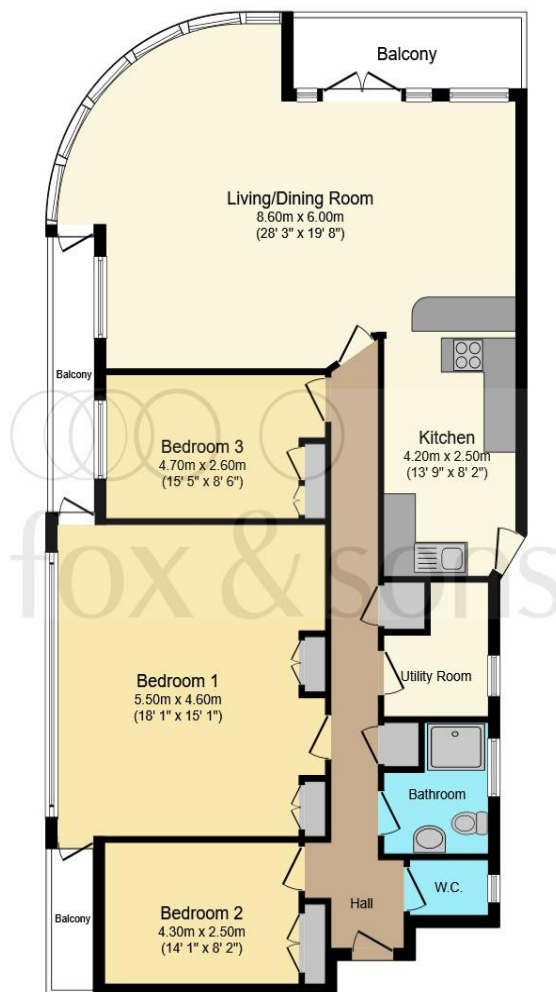


**Welcome to**

**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 124.2 sq.m. (1,337 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](http://www.focalagent.com)

**Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any

## Welcome to

### Embassy Court Kings Road, Brighton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Seventh floor apartment in iconic seafront building
- Large living room with spectacular Southerly and Easterly views
- Three terraces
- Modern kitchen
- Luxury bathroom
- Three bedrooms
- Access to private residents 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.

guide price

**£600,000**



**view this property online** [fox-and-sons.co.uk/Property/BHF113575](https://fox-and-sons.co.uk/Property/BHF113575)



Property Ref:  
BHF113575 - 0014

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Please note the marker reflects the  
postcode not the actual property