

Embassy Court Kings Road, Brighton BN1 2PY



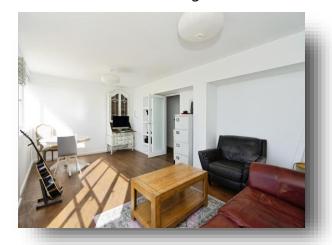
A spacious ninth floor apartment with Stunning elevated views from South facing living room, bedroom and terrace. Situated in an Historically important art-deco seafront block.

welcome to

Embassy Court Kings Road, Brighton

A spacious South facing apartment on the ninth floor of this historically important art-deco building, 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 was formerly a two bedroom, but a former owner favoured a kitchen/breakfast room so combined the kitchen and bedroom two. There is a large sitting room with stunning Southerly views out to sea with French doors onto a large Southerly terrace with similar stunning views.

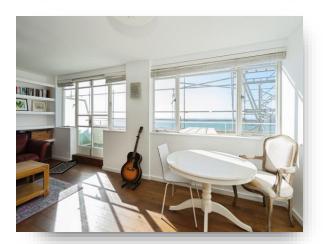














Total floor area 61.5 m² (661 sq.ft.) approx

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

The master bedroom is also at the front of the building. There is a well appointed bathroom and an attractive kitchen/breakfast room. In addition to the private accommodation and balcony, 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

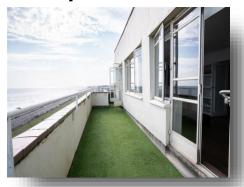
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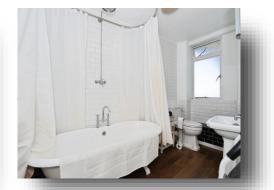
- Ninth floor seafront apartment
- Stunning seafront views
- Southerly terrace
- Large master bedroom
- Unique kitchen/breakfast room
- Further communal roof terrace
- Amazing seafront location
- no onward chain

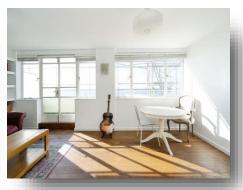
Tenure: Leasehold EPC Rating: D Council Tax Band: C

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.

£325,000







Kingsway A259

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Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: BHF108580 - 0004 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.

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