



3 West Pier House, 128 Kings Road, Brighton, BN1 2FA

£1,800 Per month

A beautifully presented first-floor two-bedroom apartment occupying a prime seafront position opposite the historic West Pier, enjoying stunning uninterrupted sea views across the English Channel.

The property features a bright open-plan living space with a modern fitted kitchen and integrated appliances, opening onto a south-facing balcony perfect for enjoying coastal views and spectacular sunsets. The principal bedroom benefits from an en-suite shower room, while a stylish family bathroom serves the second bedroom.

Situated in one of Brighton's most sought-after locations, it is just a couple of doors from the luxurious No.124 Brighton by GuestHouse, home to the acclaimed Pearly Cow restaurant and FieldTrip Spa.

Communal Entrance Hall

A welcoming communal entrance with a secure door entry system leads into a bright and well-maintained hallway. From here, stairs and a passenger lift provide easy access to all floors, with the added benefit of only one apartment per floor for enhanced privacy.

Hallway

The first-floor lobby offers both lift and stair access to the apartment. The front door opens into a spacious inner hallway, with doors leading through to all principal rooms.

Living and Dining Room

17'1 x 14'4 max (5.21m x 4.37m max)

A stunning open-plan living and dining space, bathed in natural light from southerly-aspect double-glazed windows framing spectacular sea views. Sliding patio doors open onto a private balcony with panoramic vistas across the coastline towards Brighton Pier and beyond. The room offers ample space for both relaxation and entertaining, with a defined dining area, elegant wood flooring, underfloor heating throughout, ceiling lighting, TV aerial and telephone points, all creating a stylish and comfortable living environment.

Balcony

8' x 8' (2.44m x 2.44m)

A superb south-facing balcony enjoying direct, uninterrupted sea views across to the remains of the historic West Pier, with far-reaching coastal panoramas from Brighton to Hove. Perfect for morning coffee or evening drinks whilst taking in the sunsets and vibrant seafront atmosphere.

Kitchen

10'3 x 10'3 (3.12m x 3.12m)

A contemporary fitted kitchen offering an excellent range of storage units complemented by sleek work surfaces. Features include an inset stainless-steel sink with mixer tap, integrated appliances including washing machine, dishwasher, fridge, freezer, built-in oven, four-ring Neff hob, extractor fan, microwave oven and washer/dryer. Thoughtfully designed for both functionality and style.

Bedroom One

16'5 x 9'8 max (5.00m x 2.95m max)

A generous principal bedroom with two built-in

cupboards. Two rear-aspect double-glazed windows provide a peaceful outlook. Additional features include ceiling lighting, underfloor heating and access to the en-suite shower room.

En Suite Shower room

5'3 x 5'3 (1.60m x 1.60m)

A newly refurbished en-suite with a corner shower cubicle and power shower, slimline washbasin with mixer tap, concealed cistern WC with push-button flush, part-tiled walls, heated towel rail, shaver point and extractor fan.

Bedroom Two

11'10 x 6'0 (3.61m x 1.83m)

A bright second bedroom with a northerly-aspect double-glazed window overlooking the rear, TV aerial point, ceiling lighting and underfloor heating.

Bathroom

6'7 x 6'0 (2.01m x 1.83m)

A stylish family bathroom comprising a panelled bath with shower over, hand shower attachment, circular washbasin with mixer tap, low-level WC with push-button flush, heated towel rail, extractor fan and underfloor heating for added comfort.

Other information

Tenure: Leasehold - Share in Freehold

Lease: TBC

Service Charge: Approx. £2,500 per annum

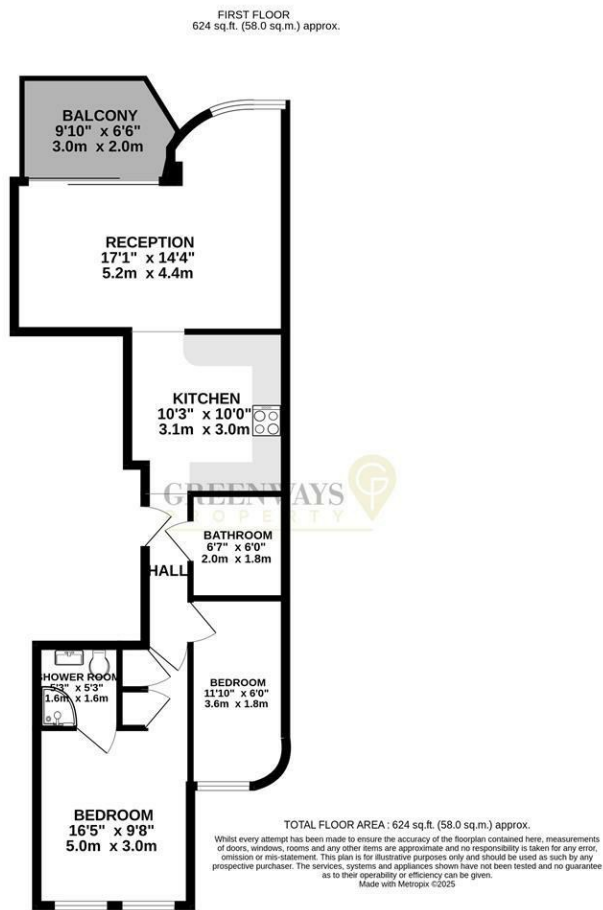
Ground Rent: Nil

Parking: Zone Z

Council Tax Band: E

Local Authority: Brighton and Hove

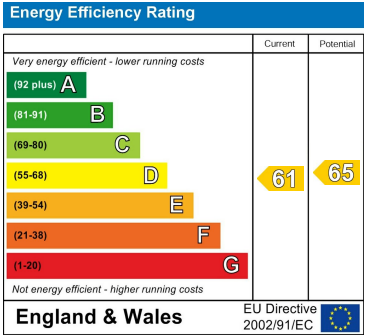
Floor Plan



Area Map



Energy Efficiency Graph



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3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
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