



## Kings Road, Brighton

Asking Price  
**£280,000**  
Share of Freehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- CLOSE PROXIMITY TO LOCAL AMENITIES ON WESTERN ROAD
- SHARE OF FREEHOLD
- SEPARATE KITCHEN
- LOCATED ON BRIGHTON SEAFRONT
- IDEAL FIRST TIME BUY
- FIRST FLOOR

This stunning first floor seafront apartment has easy access to everything that this highly popular and desirable city has to offer. Located directly on the seafront, Kings Road is without doubt one of the most highly desirable roads in Hove.

Just a short walk over Kings Road and you are on the seafront promenade with delightful seafront walks, city cycle lanes, beach huts, independent businesses, bars and restaurants. The property is also ideally located close to Brighton mainline station, shops, bars and restaurants on Western Road.

Accommodation offers; a good size lounge/diner, separate modern fitted kitchen, bathroom with corner bath and bedroom with built in storage.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Lounge/Diner 10'6 x 13'9 (3.20m x 4.19m)

Bedroom 7 x 13'9 (2.13m x 4.19m)

Kitchen 6'2 x 8'1 (1.88m x 2.46m)

Bathroom

AGENTS NOTES

SHARE OF FREEHOLD

EPC: D

COUNCIL TAX: A



28 Blatchington Road, Hove, East Sussex, BN3 3YU

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### Floor Plan

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 38.2 sq. metres (411.7 sq. feet)

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>			
(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			
		<b>63</b>	<b>72</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.