



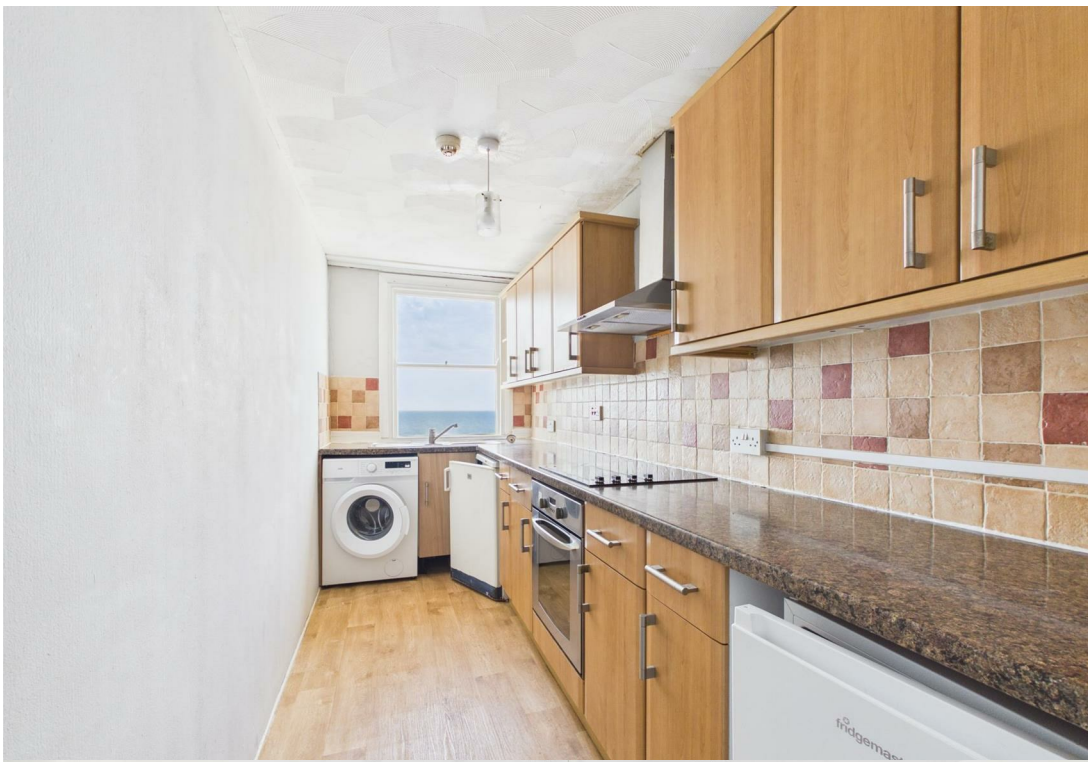
Located on Brighton seafront on the esteemed Kings Road, this charming period flat offers a delightful blend of character and stunning views to the beach and sea. Spanning 538 square feet, the property features a well-proportioned Southerly aspect reception room and a separate kitchen which also has a Southerly aspect. This property exudes a unique charm that is often sought after in Brighton's bustling property market.

Living on Kings Road means you are just moments away from the stunning seafront, as well as a plethora of shops, cafes, and restaurants that Brighton is renowned for. This location is ideal for those who appreciate the vibrant lifestyle that coastal living offers, while still enjoying the comforts of a well-appointed home.

Whether you are a first-time buyer, a professional seeking a city base, or an investor looking for a promising rental opportunity, this flat presents an excellent choice. With its prime location and appealing features, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE DOUBLE BEDROOM
- CONVERTED PERIOD BUILDING
- LOCATED ON BRIGHTON SEAFRONT
- DIRECT VIEWS TO BEACH AND SEA
- SOUTH ASPECT LOUNGE
- SOUTH ASPECT KITCHEN
- SHOWER ROOM
- TO INCLUDE NEW LEASE
- NO ON GOING CHAIN





THIRD FLOOR

ENTRANCE HALL

Storage cupboard housing electric water heater, further cupboard housing electric meter and RCD unit, entry phone system.

LOUNGE

Two South aspect sash windows with direct views to the beach and sea, shelving to recess's, wall mounted electric heater.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite effect worktops, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, plumbed space for washing machine, space for further appliances, laminated wooden flooring, South aspect sash window with direct views to the beach and sea.

SHOWER ROOM

Fitted with white suite comprising shower cubicle with electric 'Triton' shower, wash hand basin, low level close coupled WC, recessed downlighting, tiled walls, laminated wooden flooring.

BEDROOM

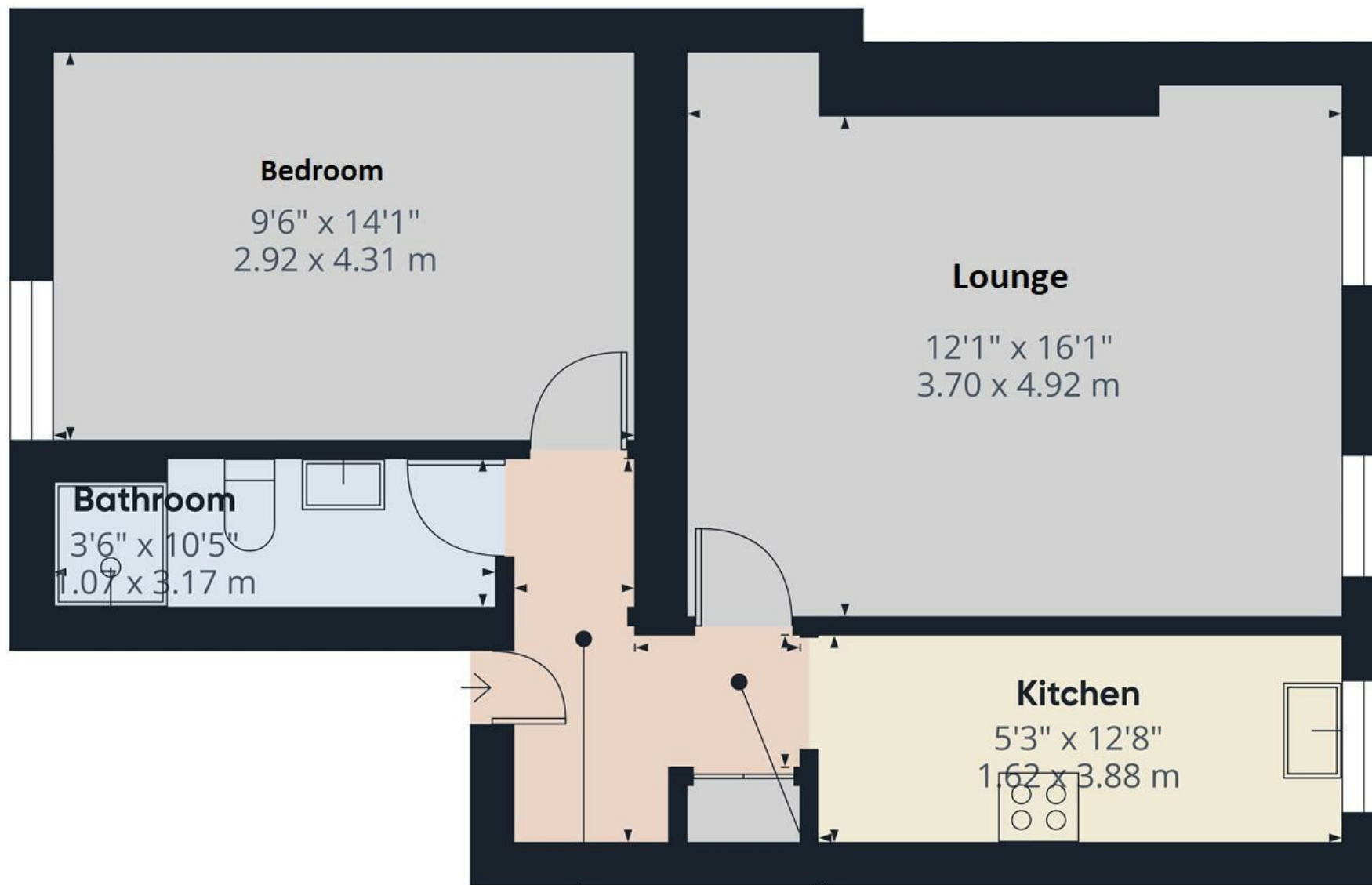
Window to rear.

ADDITIONAL INFORMATION

Lease: New lease to be included - Currently 45 years

Maintenance/Ground Rent - £1,400 - £1,600

Council Tax Band B - £2,006.23



Approximate total area^m

487 ft²

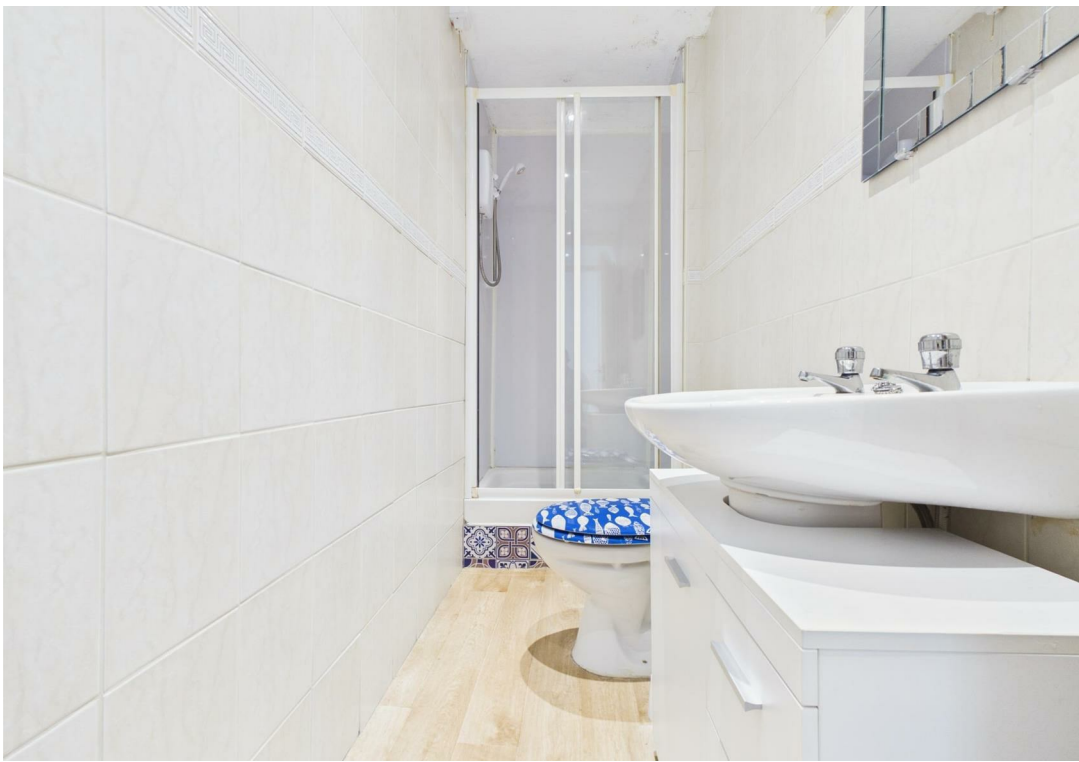
45.2 m²

(1) Excluding balconies and terraces

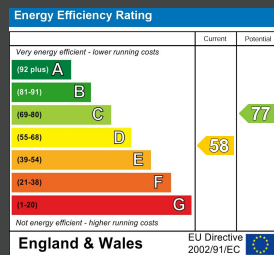
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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