



Embassy Court Kings Road, Brighton BN1 2PY

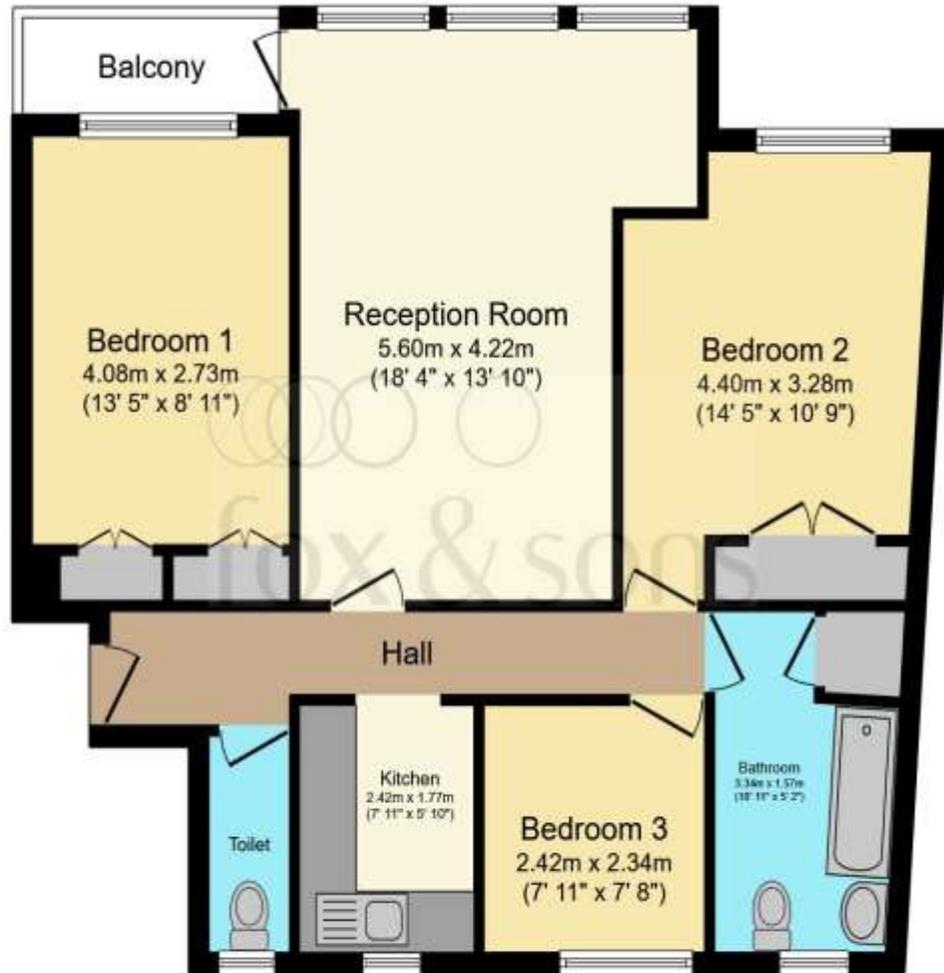
*A spacious seventh floor apartment with South facing balcony, three bedrooms, modern kitchen and bathroom, wood-effect flooring and a clean contemporary decor, in an iconic Grade II * Listed seafront building.*

welcome to

Embassy Court Kings Road, Brighton

A spacious apartment in an exceptional elevated position on the south side of this iconic Grade II* listed Art Deco building, regarded as one of the finest examples of pre-war modernist architecture in the UK. A generous sitting room opens onto a south-facing balcony with spectacular panoramic views across Brighton seafront and the English Channel. The apartment also offers a modern kitchen, two well-proportioned double bedrooms, a versatile third bedroom, and a contemporary bathroom.





Total floor area 73.1 m² (786 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

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

Embassy Court Kings Road, Brighton

- Spacious seventh floor apartment
- South-facing balcony
- Three bedrooms
- Bathroom
- Spectacular views over Brighton seafront to the sea
- Iconic Grade II* Listed seafront building
- Share of freehold
- No onward chain

Tenure: Leasehold EPC Rating: D Council Tax Band: D Service Charge: £5,500/6,000 Ground Rent: £70

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.

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BHF114486 - 0004

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