Kings Road

BN1 1NE

4 Brand new apartments in central Brighton

ASTON VAUGHAN

INTRODUCING

Kings Road, BN1

A Collection of Exceptional New Homes in the Heart of Brighton
Kings Road is an exciting new residential development comprising four individually available apartments: two generous three-bedroom flats, a 2 bedroom flat and a beautifully appointed ground-floor flat.

Contemporary living space with a period feel, combining the character and architectural charm of central Brighton with the benefits of a brand-new specification, the development has been comprehensively renovated and finished to a consistently high standard throughout. Each apartment has been thoughtfully designed to provide bright, contemporary living spaces, with carefully selected materials, bespoke joinery and a strong emphasis on comfort, quality and energy efficiency.

The upper apartments feature spacious open-plan living and kitchen areas, with bespoke kitchens by Claremont Interiors of Newhaven, quartz worktops and integrated Bosch appliances. The upper-floor apartments enjoy an elevated position, with views towards the sea, while large double-glazed windows provide excellent natural light throughout.

Bathrooms are finished with Crosswater fittings, contemporary sanitaryware, heated mirrors and underfloor heating.

Throughout the upper apartments, traditional-style cast iron radiators add a distinctive touch, complemented by satin brass ironmongery, toggle switches and USB powerpoints to every bedroom.

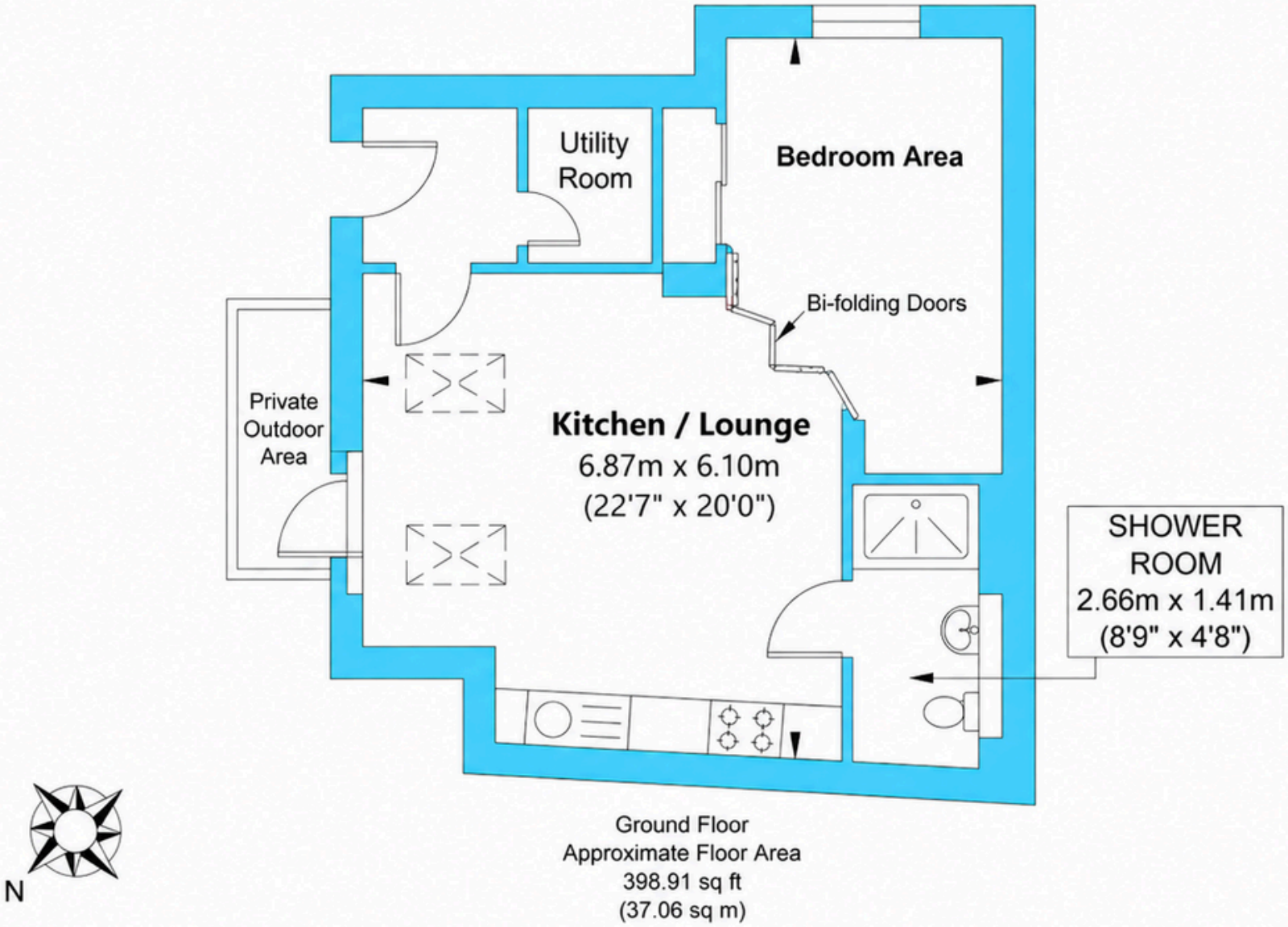
The building benefits from a solar feed and each property has a new Alpha Evoque 28 boiler with 7 year warranty. The development is also covered by Advantage Structural Defects Insurance for 10 years, providing additional reassurance to purchasers.

Situated on Kings Road, the development places residents within easy reach of Brighton's seafront, city centre, independent shops, restaurants, cafés and cultural attractions.
8–9 Kings Road offers a rare opportunity to own a brand-new, beautifully specified home in one of Brighton's most desirable central locations — with a choice of two and three-bedroom apartments or a stylish ground-floor 1 bed, each available for individual purchase.

CGI furniture used for example purposes

8b - 1 bedroom - **Guide Price £240,000 - £250,000**

8b - 1 bedroom

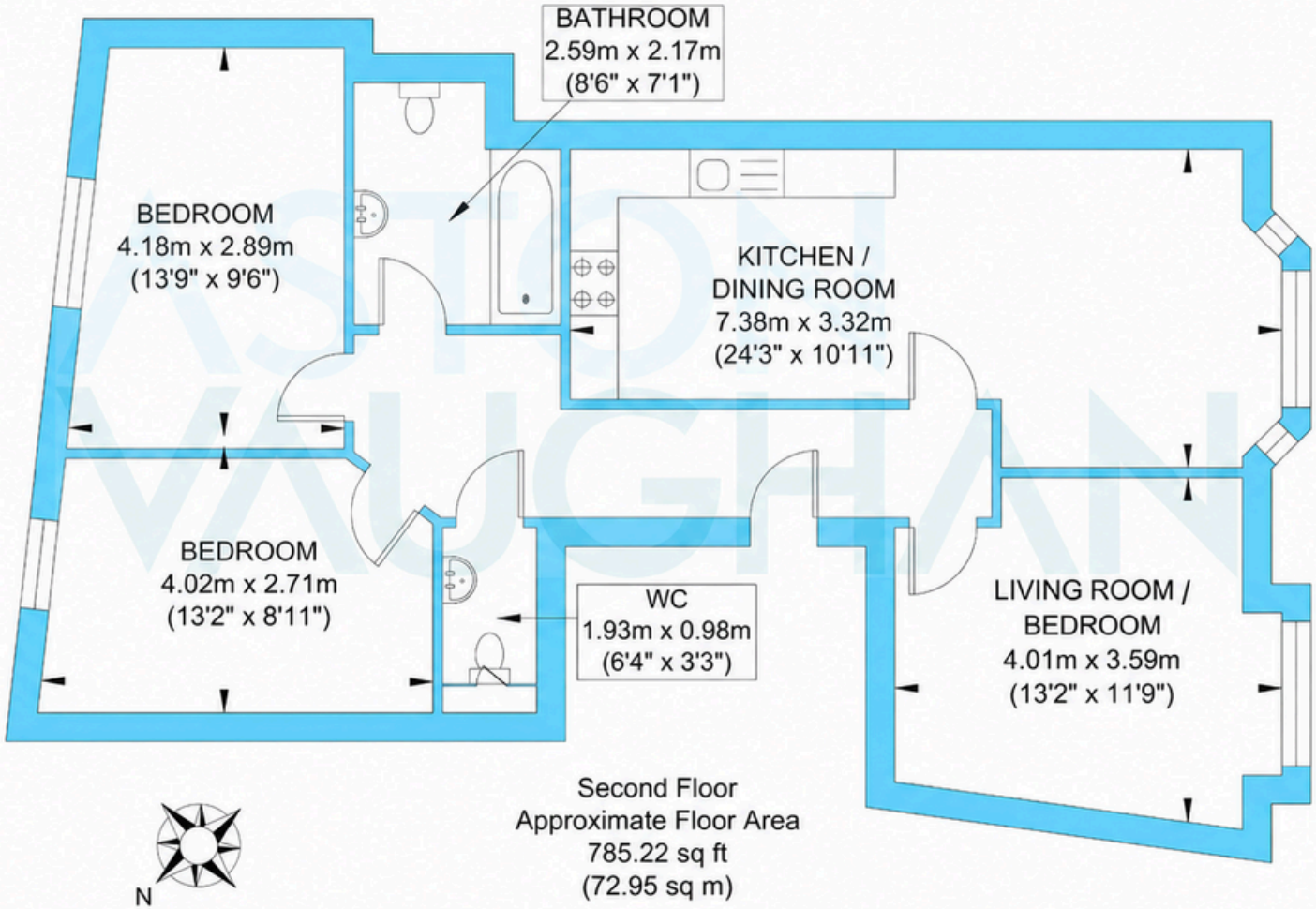


Ground Floor
Approximate Floor Area
398.91 sq ft
(37.06 sq m)

Approximate Gross Internal Area = 37.06 sq m / 398.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Flat 1 - 3 Bedroom - **Guide Price £450,000 - £475,000**

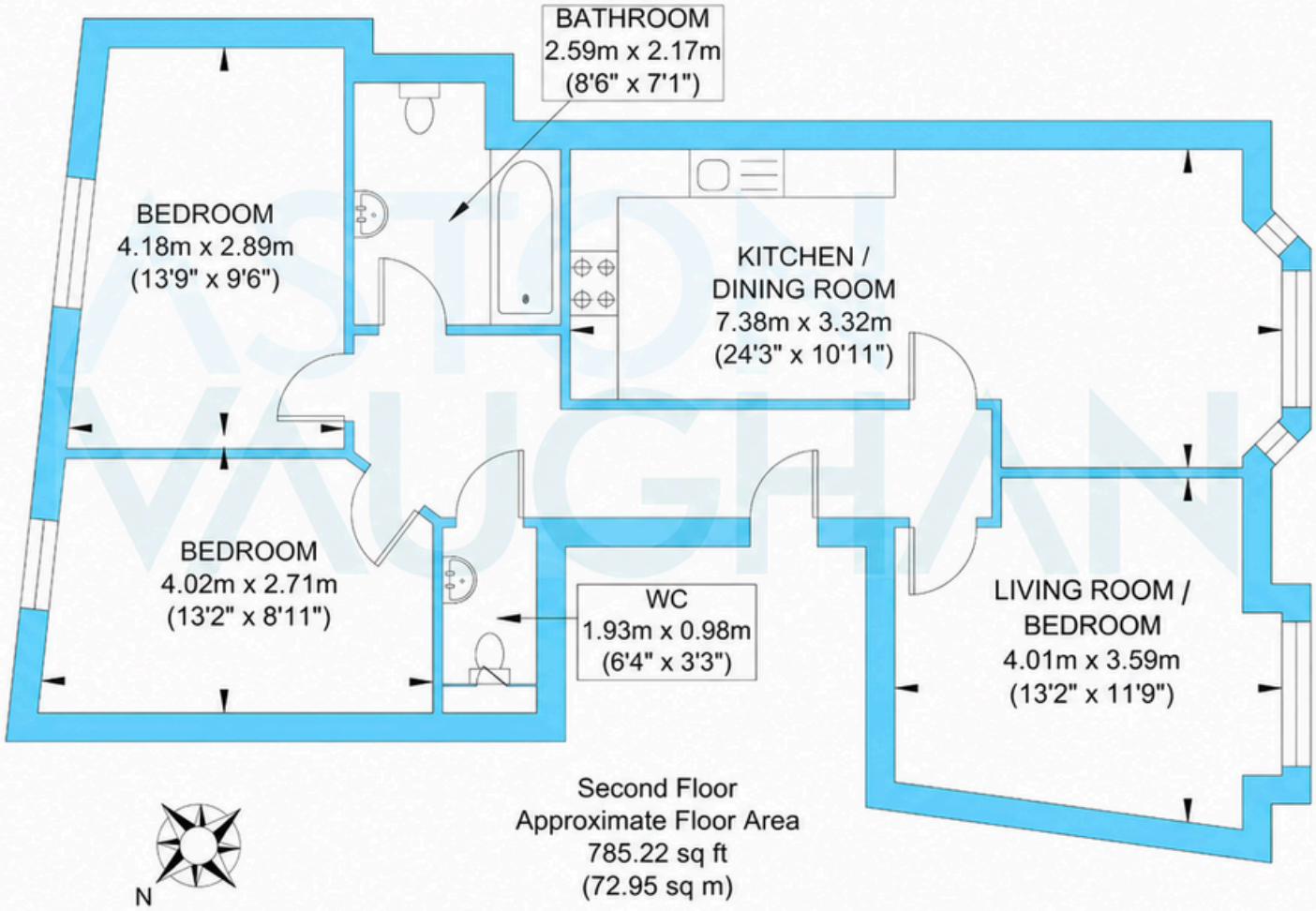
Flat 1 - 3 Bedroom, First Floor



Approximate Gross Internal Area = 72.95 sq m / 785.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Flat 2 - 3 Bedroom - **£475,000-£495,000**

Flat 2 - 3 Bedroom, Second Floor



Approximate Gross Internal Area = 72.95 sq m / 785.22 sq ft
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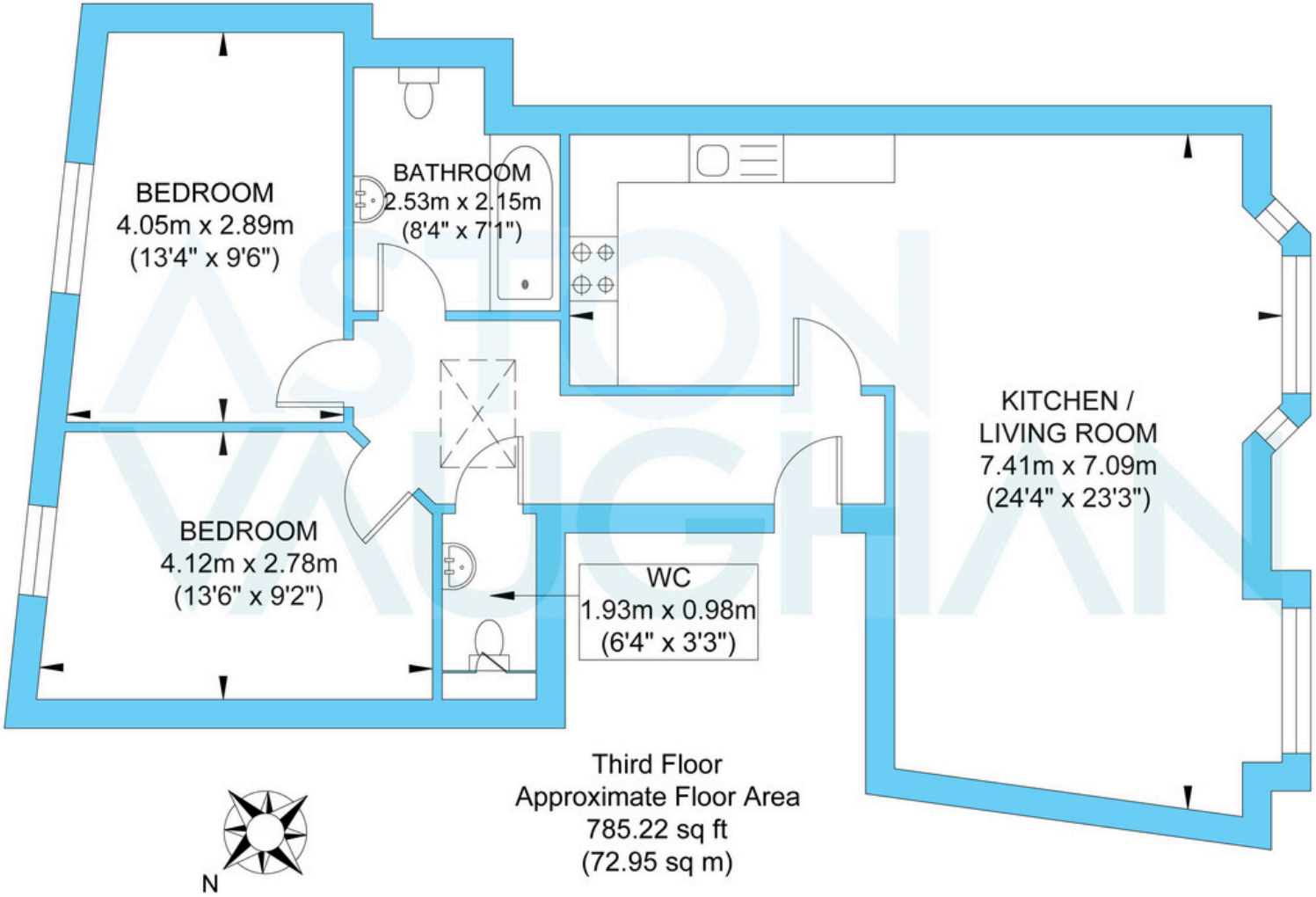
Flat 3 - 2 Bedroom - **£500,000**

Flat 3 - 2 Bedroom, Third Floor



Third Floor
Approximate Floor Area
785.22 sq ft
(72.95 sq m)

Approximate Gross Internal Area = 72.95 sq m / 785.22 sq ft
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