

**Waterside**



Kings Road Brighton BN1

£1,750 per month - Available Now

*An executive one bedroom apartment with stunning views over Brighton's seafront and the South Downs - EPC 73*

1 Bedroom | 2 Bathrooms | Waterside | Sea views | Open plan | Central Location | Hotel Services | High standard | Laundry room | Available NOW.

### Description

An executive one bedroom apartment with stunning views over Brighton's Seafront and the South Downs. This unique apartment is a spacious one bedroom apartment with a well presented open plan living space consisting of a newly fitted kitchen with Bosch appliances, breakfast bar, dining area and living room all with amazing views of the City and Seafront. The Master bedroom is a good size which also has sea views, fitted wardrobes, separate walk in laundry room and en-suite shower room, there is an additional shower room for guests located off the hallway. This apartment can be accessed through the Holiday Inn Hotel entrance or side entrance and the occupier is able to take advantage of using the hotels room service facility. Available NOW, viewings are highly recommended.

### Situation

Located within the Holiday Inn complex on Brighton seafront directly opposite the West Pier. The shops, bars, restaurants and station are all within walking distance.

### Furnishing

Furnished



### Hamptons Brighton and Hove Lettings

Hamptons International 82 Church Road

Hove BN3 2EB

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### Energy Performance Certificate

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**Dwelling type:** Mid floor flat  
**Date of assessment:** 19 Oct 2010  
**Date of certificate:** 19 Oct 2010

**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 70 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating

Very energy efficient lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	73	75
(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

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

#### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	69	70
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

Not environmentally friendly higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m <sup>2</sup> per year	222 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£76 per year	£38 per year
Heating	£367 per year	£375 per year
Hot water	£130 per year	£130 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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