



Kings Road

Brighton, BN1

mishons

On the second floor, with impressive views not many buildings in the city can offer...

A superbly renovated three bedroom apartment comes with a share of freehold, underground parking and a porter in the morning six days a week.

A lift and stairs from the main entrance hall brings you to the second floor. A door into the flat opens into a large entrance hallway with excellent storage and a large airing cupboard.

The living room is the hub of the home with the most incredible views of the sea, the iconic

Bandstand and 180 degree view of the seafront; from the West pier to Hove and beyond.

There is a Juliet balcony which is brilliant on a summers day. The kitchen has been recently renovated to a superb standard. With built in appliances and a new cooker and oven, buyers

will benefit from not having to worry about renovating this for a long time. There are also sea views from the kitchen to be enjoyed, whilst preparing a lovely meal for friends and family.

Just outside the kitchen is a large cupboard space currently being used as a utility cupboard for a washing machine/dryer.

Along the hallway are the second and third bedrooms, bedroom two is a really good sized double with two sash windows and a large built-in wardrobe with storage. The third bedroom is a smaller bedroom but either a small double

room or perfect office/guest bedroom. Adjacent to this is the principal bedroom, a large

double room with a wall of deep fitted wardrobes and storage, plus a lovely en-suite which has also been recently renovated to a really high standard. Downstairs is your own private secure underground parking space which is rare this close to the city centre and there is the added bonus of a visitor parking space too.

Kingsley Court is located overlooking the lawns and beach of the Brighton and Hove border.

It is perfectly positioned to walk to the centre of Brighton and enjoy the many different restaurants, shops, theatres and amenities that the City has to offer and still have the convenience of getting out of the City by avoiding the traffic. Brighton station is under a 20 minute walk away with its direct trains to London Bridge and London Victoria.

➤ *Guide Price* £745,000

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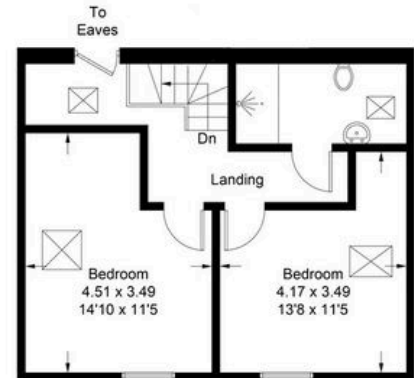


TOTAL FLOOR AREA:
1171 sq. ft. (108.8 sq. m.) approx

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft
Outbuildings = 20.5 sq m / 221 sq ft
Total = 191.4 sq m / 2060 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,



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