



**Kingsley Court, 142 Kings Road, Brighton, East Sussex, BN1 2LP**

**Guide Price £675,000**

- Ground Floor Garden Flat
- Direct Sea Views
- Three Bedrooms, Two Bathrooms
- Secure Parking Space
- Share of Freehold



**Stanfords**  
Estate Agents



## DESCRIPTION

Stanfords Estates are pleased to offer this three bedroom property located directly on Brighton seafront in Kingsley Court. The property comprises of three bedrooms with an en-suite to the master bedroom. There is a separate family bathroom, a fitted kitchen with integrated appliances, double aspect living room which leads to a south facing terrace that offers spectacular sea views.

Additional benefits include a parking space in a secured car park operated by key fob, plenty of storage and a portage service Monday to Saturday. Kingsley Court is conveniently located, close to city centre and within walking distance of Brighton and Hove railway stations.

## KITCHEN

14' 3" x 7' 5" (4.34m x 2.26m)

Fitted kitchen comprising floor and wall mounted units, work surface with sink and drainer, four ring gas hob, oven, extractor fan, fridge freezer. South facing window looking out to the terrace and towards the sea.

## LIVING ROOM

18' 6" x 17' 5" (5.64m x 5.31m)

Large airy living room with dual aspect windows facing west and south. Double glazed patio doors leading out to the terrace. Hardwood flooring and radiators.

## MASTER BEDROOM

17' 4" x 10' 10" (5.28m x 3.3m)

Double room with built in mirrored wardrobes, hardwood flooring ceiling lights, westerly aspect window, radiator and door to en-suite.

## EN-SUITE

8' 6" x 7' 8" (2.59m x 2.34m)

Tiled floor and wall, double length shower, low level WC with push button flush, hand wash basin with stainless steel mixer tap and mirror.

## BEDROOM TWO

13' 10" x 9' 2" (4.22m x 2.79m)

Double bedroom with built in wardrobe, westerly facing window, radiator, hard flooring and ceiling lights.

## BEDROOM THREE

13' 10" x 6' 6" (4.22m x 1.98m)

Westerly aspect window, hardwood flooring, radiator and ceiling down lights.

## BATHROOM

7' 6" x 5' 11" (2.29m x 1.8m)

Bathroom suite comprising; Bath mixer tap and shower attachment over, tiled floor and tiled walls, low level w.c, hand wash basin with stainless steel mixer tap, heated towel rail and radiator, shaver point and mirror.

## TERRACE

23' x 17' 10" (7.01m x 5.44m)

Southerly aspect terrace with panoramic views from east to west looking out to the Brighton beach and sea front.

## PARKING

Secure gated underground parking, accessible via sloping drive in Oriental Place. Allocated parking space.

## OTHER INFORMATION

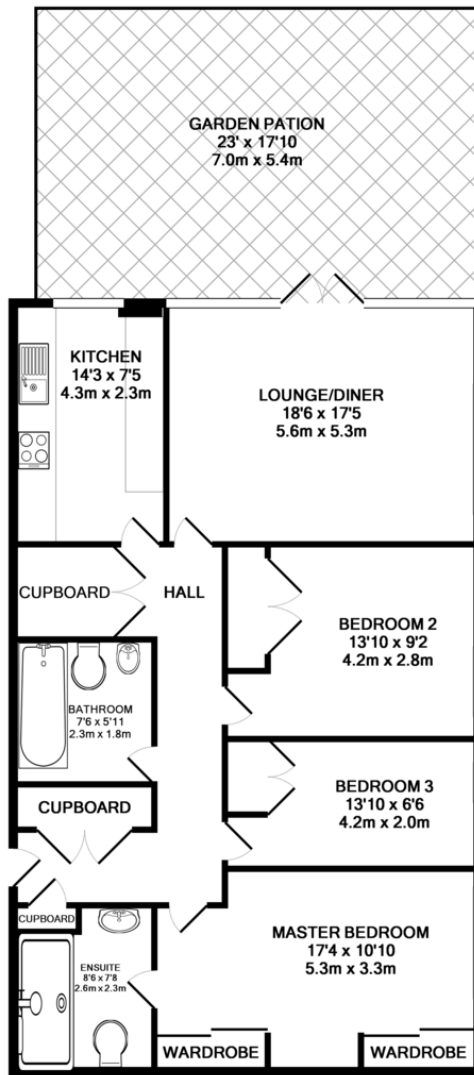
Tenure - Leasehold - Share of Freehold

Lease - Remainder of a 999 year lease

Ground Rent - N/A

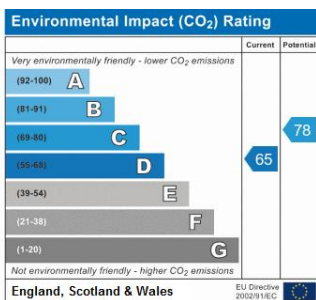
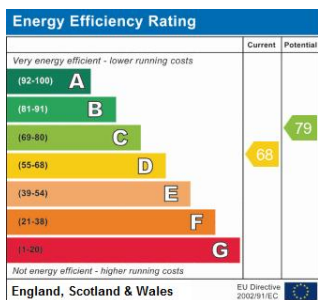
Service Charge - £3,348.00 per annum

Council Tax Band - D



TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### SERVICE CHARGE

£3,348.00 per annum

### GROUND RENT

Nil – N/A

### PARKING

Underground secure  
Parking space

### COUNCIL TAX BAND

Tax band D

### TENURE

Leasehold - Share of Freehold

### LOCAL AUTHORITY

Brighton & Hove City Council

### OFFICE

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