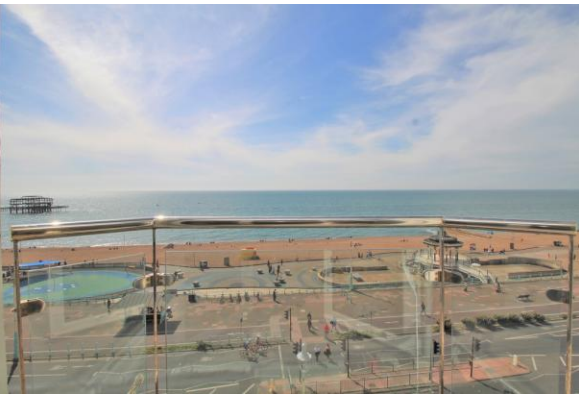


# PHILLIPS & STILL



- A superb fifth floor three bedroom purpose built apartment
- Fantastic sought after seafront location
- Breathtaking uninterrupted sea views
- Balcony and allocated parking space
- Share of Freehold

Kings Road, Brighton, BN1 2LP

Offers Over Of £750,000

An amazing opportunity to acquire this fifth floor seafront apartment with stunning uninterrupted direct sea views situated in one of Brighton's most prestigious buildings. The property is being offered with no ongoing chain, two bathrooms, balcony and an allocated covered parking space





## Property Description

Welcome to this stunning fifth-floor, three-bedroom purpose-built apartment, perfectly situated in a prime seafront location. This remarkable property boasts breath taking, uninterrupted sea views that can be enjoyed from the comfort of your own home.

As you enter the apartment, you are greeted by a spacious and well-lit living area that seamlessly flows onto a private balcony. This outdoor space is the ideal spot for soaking up the sun or enjoying a morning coffee while taking in the tranquil sounds of the waves.

The apartment features three generously sized bedrooms, providing ample space for family or guests. With two modern bathrooms, mornings will be a breeze, ensuring convenience and privacy for everyone.

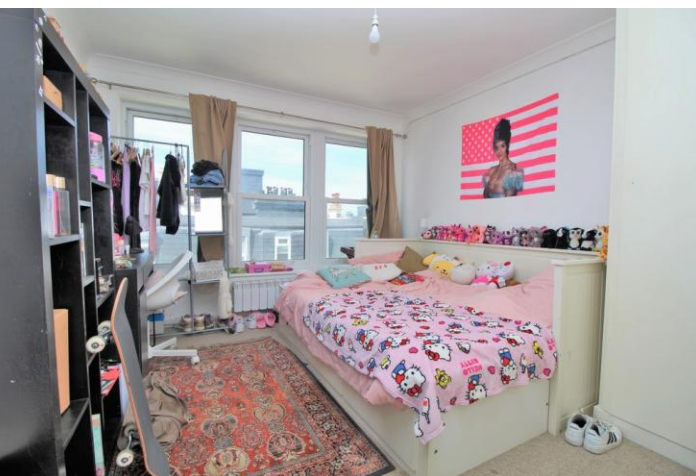
Finished to a good decorative order, this apartment is ready for you to move in without the hassle of renovations. The property is being sold with no chain, making the buying process smooth and straightforward.

Additionally, the apartment comes with an allocated parking space, a rare find in such a desirable coastal location. The benefit of shared freehold ownership further enhances this opportunity, allowing for greater control and management of the property.

Don't miss your chance to own this exceptional seafront apartment, where luxury living meets breath taking natural beauty. Perfect for both permanent residency or as a holiday retreat, this property is a true gem by the sea.







## Accommodation

### FIFTH FLOOR

ENTRANCE HALL

KITCHEN

14' 9" x 7' 3" (4.5m x 2.21m)

LOUNGE/DINER

20' 2" x 17' 5" (6.15m x 5.31m)

BEDROOM 2

13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM 3

13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM 1

17' 5" x 16' 1" (5.31m x 4.9m)

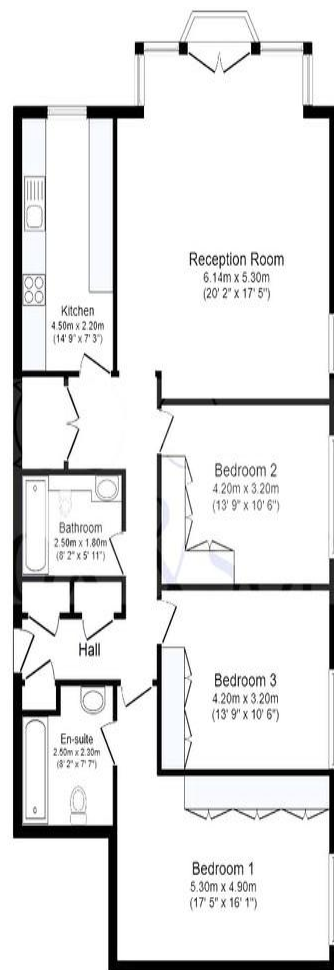
EN SUITE BATHROOM

BATHROOM

### OUTSIDE

BALCONY

ALLOCATED PARKING SPACE



Total floor area 114.0 m<sup>2</sup> (1,227 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](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)  
01273 771111  
[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

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