



## Embassy Court, Kings Road, Brighton, BN1 2PX

- A Spacious Third Art Deco Seafront Apartment
- Fabulously Presented Throughout
- Two / Three Bedrooms
- Bright & Versatile Living Accommodation

Asking Price of £425,000

- Sunny Master Bedroom, Lounge & Dining Room / Bedroom Two
- Private Balcony With Sea Views
- Share Of Freehold, Communal Sun Terrace & In-Building Facilities
- Stunning Brighton City Centre Seafront Location

## Property Description

Widely admired and recognised, iconic Embassy Court has to be one of the most famous buildings on Brighton's seafront. The epitome of seaside living, Embassy Court itself is Grade II Listed and was designed by the modernist architect Wells Coates. Erected in 1935, this prestigious and special building occupies a prominent seafront location on the corner of Kings Road and Western Street directly opposite our famous seafront promenade & moments from the hustle & bustle of Western Road.

The building is secure and very well maintained with an attractive entrance and both passenger & freight lifts to all floors. Once inside this spectacular third floor apartment, you'll be extremely pleased at how bright and spacious it is throughout with an extremely useful amount of built-in storage. Accommodation comprises of a large entrance hall, impressive master bedroom with built-in wardrobes, stunning sunny lounge where you access your private balcony with a stylish sliding door taking you into your dining room or second bedroom. A fantastic built-in hidden double bed makes this room ideal for a variety of uses whether it's entertaining space, a guest room or home office you require that day! You then have a modern fitted shower suite, third bedroom, a delightful separate kitchen with integrated appliances and finally a cloakroom meaning queues for the loo won't be a worry living here! Your private balcony is the perfect setting for your morning coffee, evening pre-prandial or anytime you want to take in some gorgeous sea views!

The location of Embassy Court is second to none with a world of things to eat, drink and entertain yourself just outside your front door! Brighton mainline railway station is within easy reach for any commuters or out of towners wanting this apartment as a second / holiday home. In-house facilities include a launderette, bike store, common rooms and a breath-taking communal sun terrace with 360 degree views of the City. What a truly superb place to be!





## Accommodation

### THIRD FLOOR

Accessed via lift or stairs with additional freight lift

### ENTRANCE HALL

Offering a wealth of built-in storage & doors to all rooms

### BEDROOM ONE

14' 11" x 11' 11" (4.55m x 3.63m)  
With built-in wardrobes

### PRIVATE BALCONY WITH SEA VIEWS

### LOUNGE

15' 4" x 8' 10" (4.67m x 2.69m)

### DINING ROOM / BEDROOM TWO

15' 4" x 8' 10" (4.67m x 2.69m)

### SHOWER ROOM

10' 6" x 5' 9" (3.2m x 1.75m)  
With built-in storage cupboard

### BEDROOM THREE

8' 10" x 8' 0" (2.69m x 2.44m)

### MODERN FITTED KITCHEN

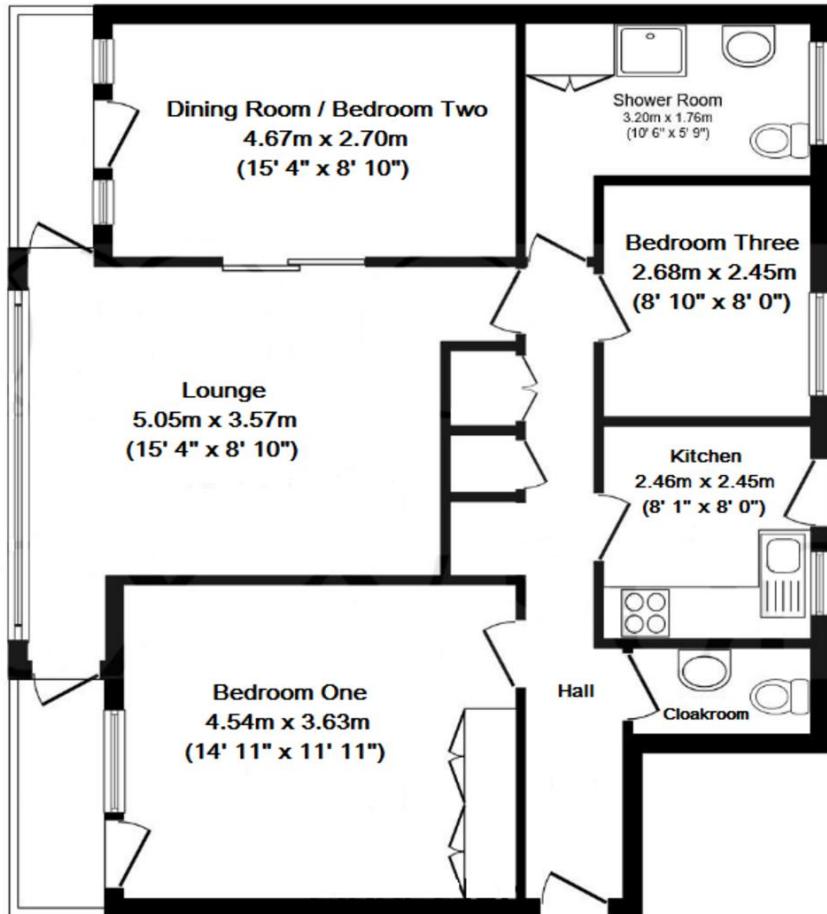
8' 1" x 8' 0" (2.46m x 2.44m)

### CLOAKROOM

With W.C. & wash hand basin

### FACILITIES AT EMBASSY COURT

This fabulous block benefits from a communal launderette, bike store, common rooms and a stunning sun terrace. There is also a private underground car park where spaces come up for rent / sale.



### Third Floor

**Total floor area 81.5 sq. m. (877 sq. ft.) approx**

### Picture this...

You'll be the envy of your friends & family with an address in Embassy Court, arguably one of Brighton's most famous buildings!

Step out of your front door and you find yourself right in the beating heart of City centre life with a huge array of things to eat, drink and entertain yourself with just moments from your front door!

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