

# PHILLIPS & STILL

Kings Road, Brighton

Guide Price Of £275,000 - £300,000



- Delightful second floor one bedroom apartment
- Excellent decorative condition throughout
- Stunning sea views
- Ideal first-time purchase or investment
- Located directly on Brighton seafront.

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## Flat 5, 41 Kings Road, Brighton, BN1 1NA



From sunrise to sunset, the 180 degree southerly sea views are considered to be some one of the best views in Brighton and will certainly not fail to impress!

This stunning one-bedroom seafront apartment in Brighton offers a beautifully presented living space with breath taking views of the sea. The open plan layout creates a spacious and inviting atmosphere, perfect for relaxing or entertaining. The modern kitchen is fully equipped with all the necessary appliances and offers ample storage space. It seamlessly blends with the living room, creating a seamless flow throughout the apartment.

The bathroom is sleek and stylish, featuring modern fixtures and fittings. It provides a luxurious space to unwind and rejuvenate after a long day.

Nestled equal distance between Brighton Pier to the east and Brighton's West Pier to the west in the heart of Brighton's bustling and fashionable seafront, this top floor flat really does fully encompass seaside life and would make the most wonderful first time purchase or lock up and leave pied-à-terre!

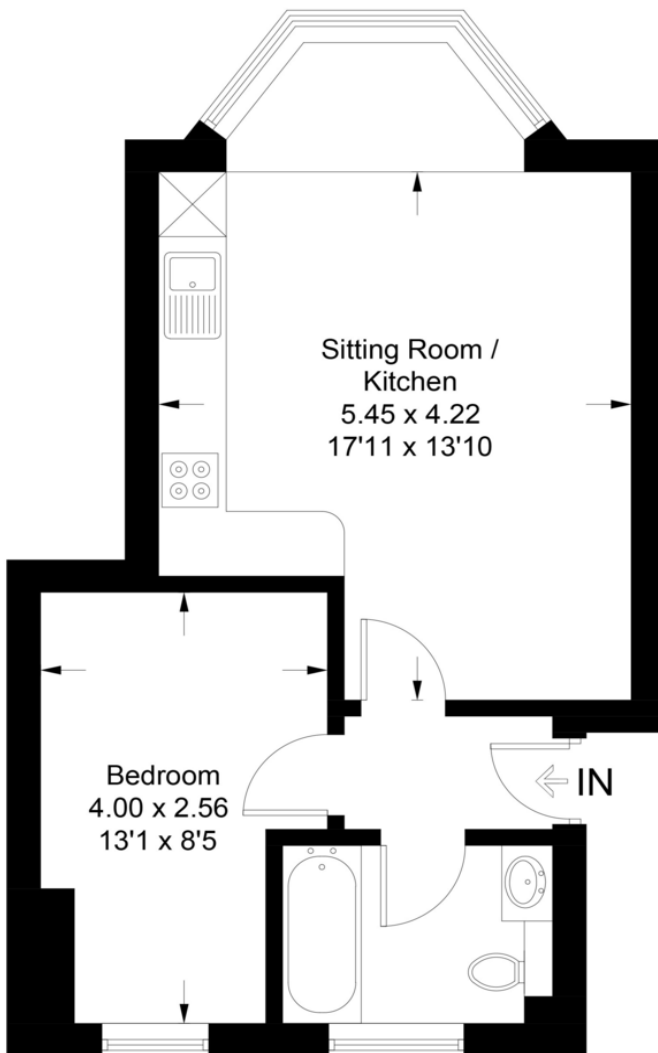


## Picture this...

Whether it's a stroll along the promenade with an ice cream taking in the picturesque views you fancy, or maybe an exquisite fish supper at The Salt Room, or the latest film release at the Odeon cinema, a spot of retail therapy at Churchill Square shopping mall or drinks and comedy at the Komedia...all of these are within a short walk of your front door and the list of choices goes on & on!

### Kings Road, Brighton, BN1 1NA

Approximate Gross Internal Area = 38.0 sq m / 409 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### SECOND FLOOR

ENTRANCE HALL

BEDROOM  
13' 1" x 8' 5" (3.99m x 2.57m)

OPEN PLAN SITTING ROOM  
17' 11" x 13' 10" (5.46m x 4.22m)

BATHROOM





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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