

Abbotts, Kings Road, Brighton

£375,000



- **An Extremely Spacious West Facing Raised Ground Floor Seafront Apartment**
- **Two Double Bedrooms With Built-In Wardrobes**
- **Impressive Lounge / Diner With Stunning Square & Sea Views**
- **Large Kitchen / Breakfast Room**
- **No Onward Chain & Share Of Freehold**



If you're looking for sunny, spacious seafront living then look no further!

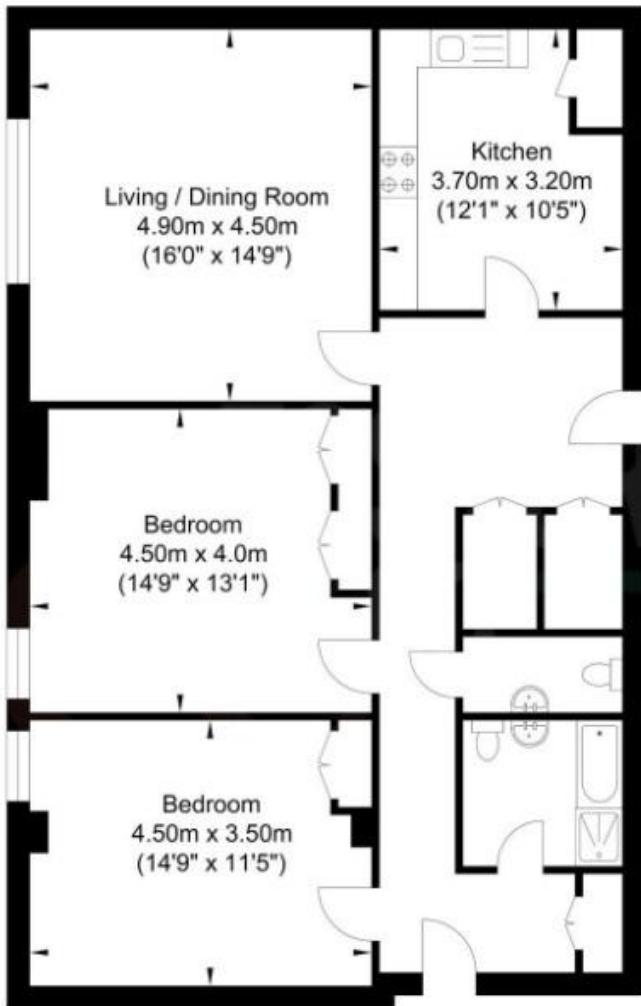
Built in the 1960s, Abbotts has an archetypal linear façade offering a wealth of glazing to maximise the light and views within its generous apartments. It sits on the southern corner of Brighton's beautiful Regency Square offering charming views over its striking Regency townhouses and immaculate lawns.

The living room and both bedrooms are West facing with exceptional sea views along the promenade and over Regency Square itself affording the apartment unrivalled sunshine. All the rooms have generous proportions making this apartment feel wonderfully spacious with a neutral décor throughout. It offers great potential for redecoration / modernisation which would add value in such a prestigious location and giving its new owner the opportunity to put their own stamp on the place!

Holding a prime position on Brighton's vibrant seafront with the City centre shops and Brighton mainline railway station within easy walking distance, it would make an excellent upgrade, investment, or downsize for anyone looking for that Brighton & Hove vibe by the sea. The hot water and heating are included in the maintenance fee, so along with owning a share of the Freehold and no onward chain, this sizeable apartment is sure to attract many. Early viewings are highly recommended!



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Ground Floor
Approximate Floor Area
1051.52 sq ft
(97.69 sq m)

Approximate Gross Internal Area = 97.69 sq m / 1051.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

With three large built-in storage cupboards & a second front door to the rear

WEST FACING BEDROOM TWO

14' 9" x 11' 5" (4.5m x 3.48m)

With built-in wardrobe, sea & square views

WEST FACING BEDROOM ONE

14' 9" x 13' 1" (4.5m x 3.99m)

With built-in wardrobes, sea & square views

WEST FACING LOUNGE / DINER

16' 0" x 14' 9" (4.88m x 4.5m)

With stunning sea & square views

KITCHEN / BREAKFAST ROOM

12' 1" x 10' 5" (3.68m x 3.18m)

With space for table & chairs

CLOAKROOM

With second W.C.

BATHROOM

With bath & walk-in shower cubicle

OUTSIDE

VISITORS' PARKING

First come first serve basis

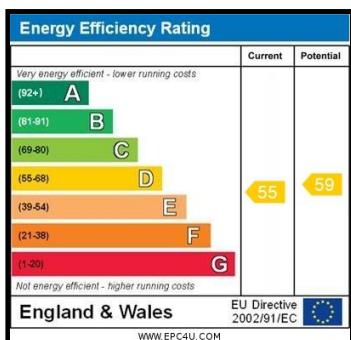




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk 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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helpetobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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