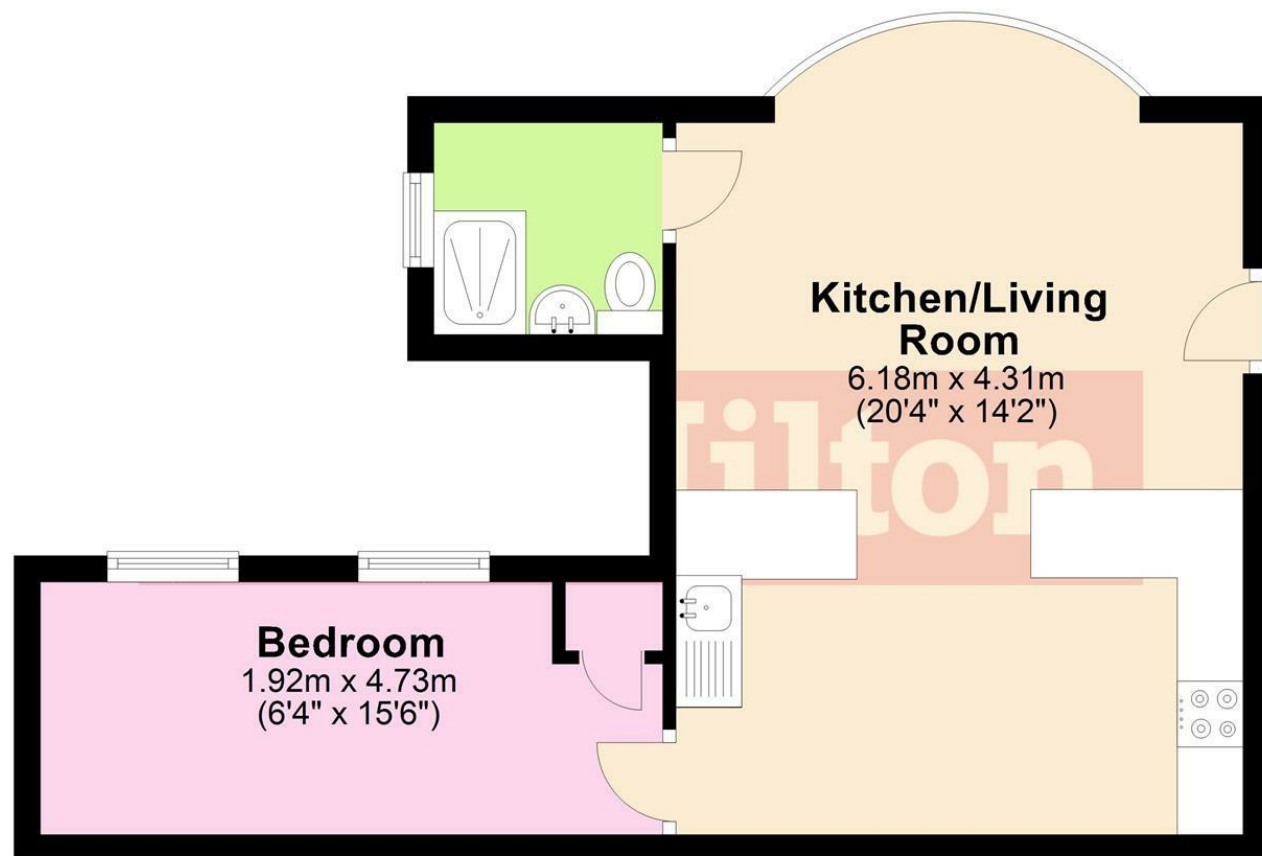


## Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 36.0 sq. metres (387.7 sq. feet)

Total Area Approx 387.70 sq ft



Flat 1, 146 Kings Road, Brighton, BN1 2PJ

To view, contact John Hilton:  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**£295,000 Leasehold - Share of Freehold**





# Flat 1, 146 Kings Road, Brighton, BN1 2PJ

**\*\*Virtual 360 Tour available on request\*\***  
GRADE II LISTED SEAFRONT GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE! Perfect central location for this well presented and ready to move into 1 bedroom apartment. Fabulous, spacious open plan living which has high ceilings, modern and recently fitted kitchen with breakfast bar. The shower suite has been installed approximately 3 years ago and is to be sold with SHARE OF FREEHOLD . Prime position beside the Sea, near the West Pier and the i360 and walking distance to all Brighton and Hove has to offer. Ideal first time buy, buy to let. To be sold with no onward chain.

## Communal Entrance Hall

**Open Plan Living/Kitchen Area**  
6.18m x 4.31m (20'3" x 14'1" )

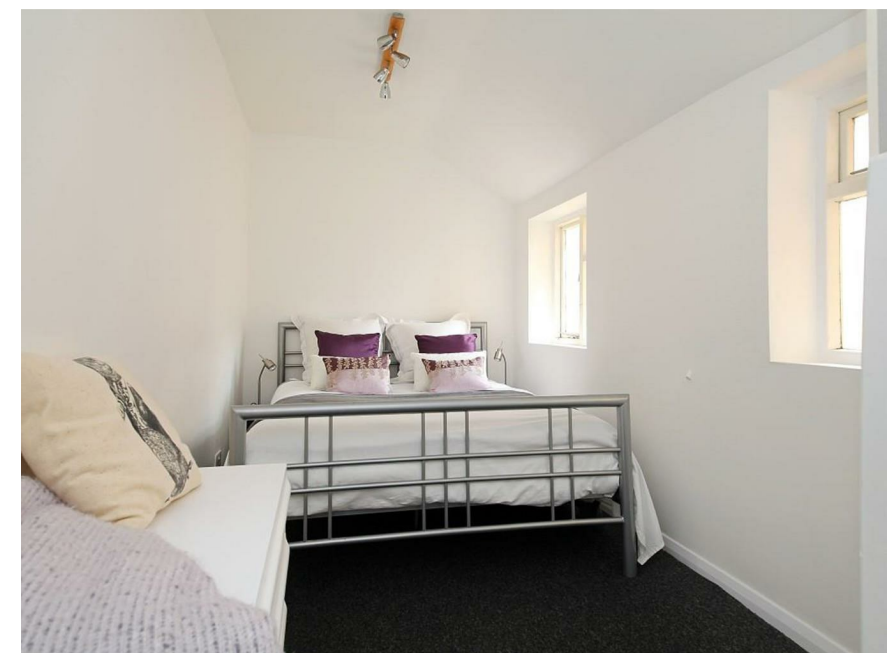
**Living Area**  
Bowed bay with multi pane sash windows with sea view. Door intercom entry phone.

**Kitchen Area**  
Range of base units, square edged work tops with breakfast bar over. Fitted oven, hob with stainless steel splash back, canopy extractor hood over. Stainless steel sink with mixer tap, drainer and tiled splash back, spaces for appliances.

**Double Bedroom**  
4.73m x 1.92m (15'6" x 6'3")  
Built in cupboard with "Artisan" water heater.

**Shower Room**  
Shower enclosure with electric thermostatically controlled shower. Wash basin with mixer tap, low level WC, tiled walls. Inset spot lights.

**Allocated Parking**  
4th Space in on the right, at the front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

- Seafront Apartment
- Allocated off Street Parking
- Newly Refurbished
- High Ceilings
- Fashionable Open Plan Living
- Recent Fitted Kitchen
- Recently Installed Shower Room
- View of the Sea
- Excellent Location
- Share of Freehold