



7 Kingsley Court, Kings Road, Brighton, BN1 2LP

Spencer
& Leigh

7 Kingsley Court, Kings Road,
Brighton, BN1 2LP

£1,895 Per Month -

- Well presented two bedroom apartment
- Sought after upper ground floor position
- Oblique sea views
- Spacious lounge/dining room
- Kitchen with integrated appliances
- Contemporary shower room & En-suite bathroom
- Gas fired central heating & double glazed windows
- Virgin TV & high speed broadband available
- Part-time on-site porter
- Fantastic location

Located in an enviable position within a stones throw of the i360, this well appointed apartment is located on the upper ground floor of Kingsley Court. The well presented accommodation is offered to let on an unfurnished basis from early August. There is a good size lounge which has space for a dining table and a pleasant view towards the sea. Conveniently, the kitchen has an integrated oven together with a dishwasher and both bedrooms are considered decent sized double rooms, the master having fitted wardrobes and its very own en-suite bathroom. There is a further separate shower room. The apartment benefits from an entry phone system, gas fired central heating and double glazed windows. Kingsley Court features well maintained communal areas and a Porter is onsite between 7am-1pm. The location is hard to beat having Brighton & Hove's cafes, bars & restaurants and let's not forget the vibrant seafront within walking distance. Internal viewing is strongly advised. COUNCIL TAX - BAND C



Prime location ideal for all amenities on either Kings Road or Western Road and opposite the British Airways i360. Being a moments stroll from the beach and situated on Regency Square itself with Preston Street at the top of the road with many bars and restaurants to choose from.



Entrance hall

Living room
15'8 x 14'7

Kitchen
11'11 x 7'3

Bedroom one
15'2 x 12'11

En-suite
11'1 x 6'3

Bedroom two
12'2 x 11'1

Shower room
7'11 x 5'4

Garage
16'1 x 8'2

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On street permit parking - Zone Z

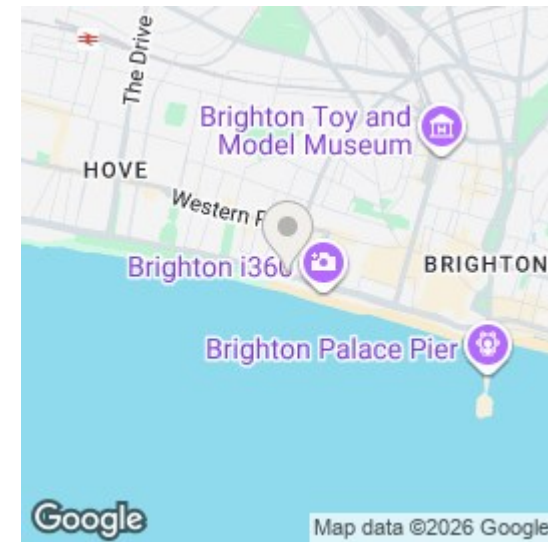
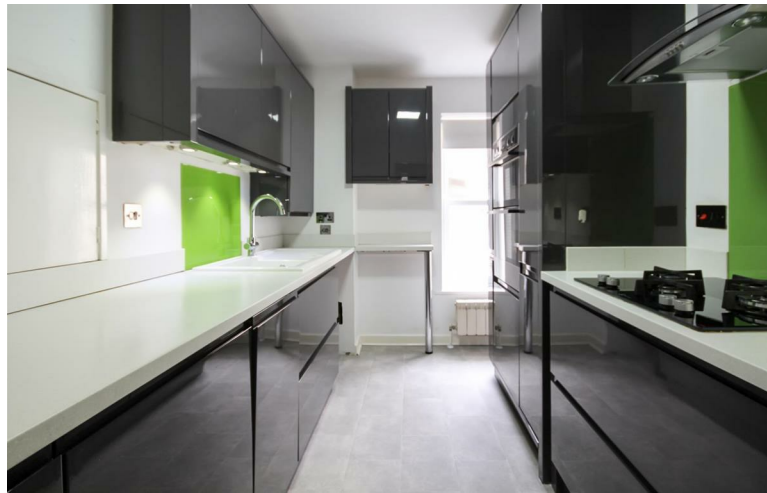
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Kingsley Court



Ground Floor
Approximate Floor Area
851.64 sq ft
(79.12 sq m)

Garage
Approximate Floor Area
132.39 sq ft
(12.30 sq m)

Approximate Gross Internal Area = 91.42 sq m / 984.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021