

**Spencer  
& Leigh**



**10 Kingsley Court, Kings Road, Brighton, BN1 2LP**



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Brighton, BN1 2LP

£1,995 Per Calendar Month -

- Beautifully presented seafront apartment
- Two double bedrooms, one with en-suite facilities
- Beautiful lounge with Juliet balcony
- Spacious kitchen with appliances
- Decorated to a neutral, high specification theme
- Pleasant sea views
- Gas heating & double glazed windows
- Parking space available upon request at an additional cost of £150pcm
- Available early October, unfurnished
- Viewing highly recommended

A rare opportunity to let this well presented apartment which has a beautiful view towards the historic West Pier and Brighton's seafront promenade. Being available to let unfurnished with possession from early October, the spacious accommodation features a bright and airy lounge with an attractive glass Juliette balcony, a modern fitted kitchen with appliances, two double bedrooms with fitted wardrobes, one of which has en-suite facilities in addition to the main bathroom. The contemporary colour scheme comprises neutrally coloured walls and carpets which create a clean cut living space. The apartment has double glazed windows, gas fired central heating, high speed broadband preparation and a security entry phone system. Kingsley Court also has an on site caretaker who is able to assist with certain tasks. A parking space which is located in a secure under ground car park could be available upon request at an additional cost of £150pcm. Few properties can beat the location of Kingsley Court on a beautiful sunny day as the beach, popular bars and restaurants together with the bustling city centre shops are all within walking distance. Early viewing is highly recommended. Our landlord has requested no pets. 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.



Communal entrance

Entrance hallway

Living room  
19'3 x 14'7

Kitchen  
12'9 x 7'10

Bedroom  
14'5 x 9'1

En suite  
9'2 x 6'5

Bedroom  
12'0 x 9'2

Bathroom  
8'6 x 7'7

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](http://www.spencerandleigh.co.uk)

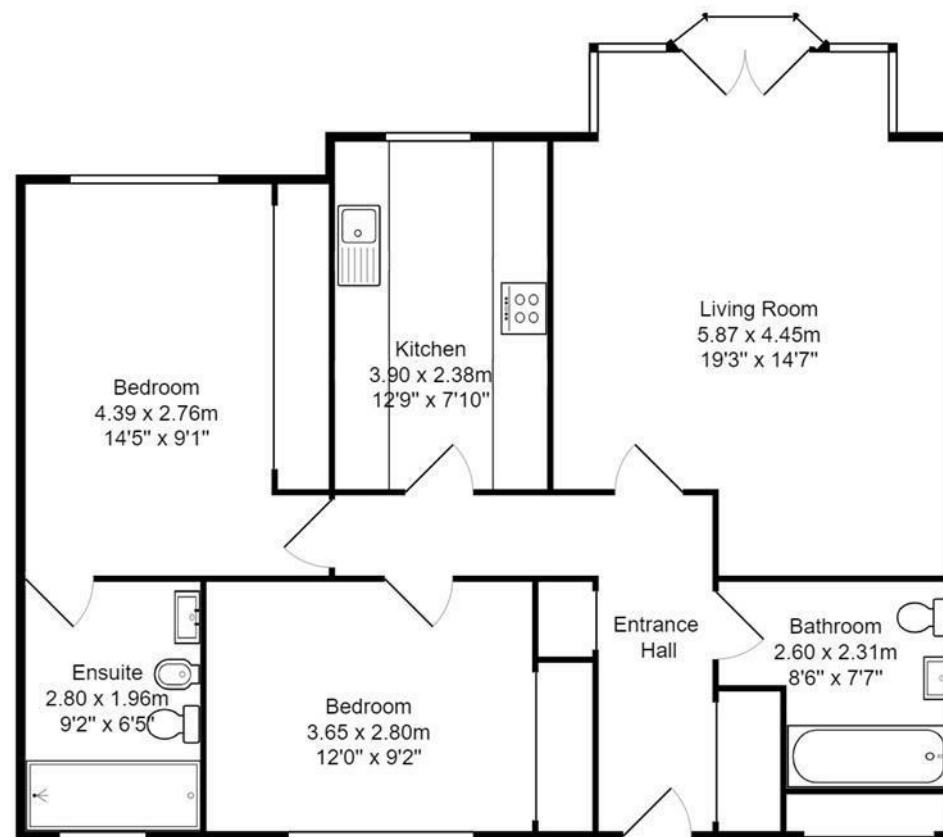


Council:- Brighton & Hove City Council  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only.