



Kings Road

Brighton, BN1 2HL

Guide price **£170,000**

Nestled along the picturesque Kings Road in Brighton, this charming studio flat offers a delightful opportunity for those seeking a coastal lifestyle. The flat boasts a separate kitchen, which is both functional and inviting, allowing for the preparation of meals with ease. The bedroom area is thoughtfully designed to maximise space and comfort, making it an ideal retreat after a long day. The bathroom is conveniently located, ensuring privacy and practicality.

One of the standout features of this property is its enviable seafront location. Residents can enjoy the refreshing sea breeze and the vibrant atmosphere that Brighton is renowned for. With the beach just a stone's throw away, leisurely strolls along the promenade and seaside activities are easily accessible.

This studio flat is ready to move into, making it perfect for first-time buyers, investors, or anyone looking to embrace the lively culture of Brighton. With its combination of comfort, convenience, and a prime location, this property presents an excellent opportunity to experience coastal living at its finest. Don't miss the chance to make this delightful flat your new home.

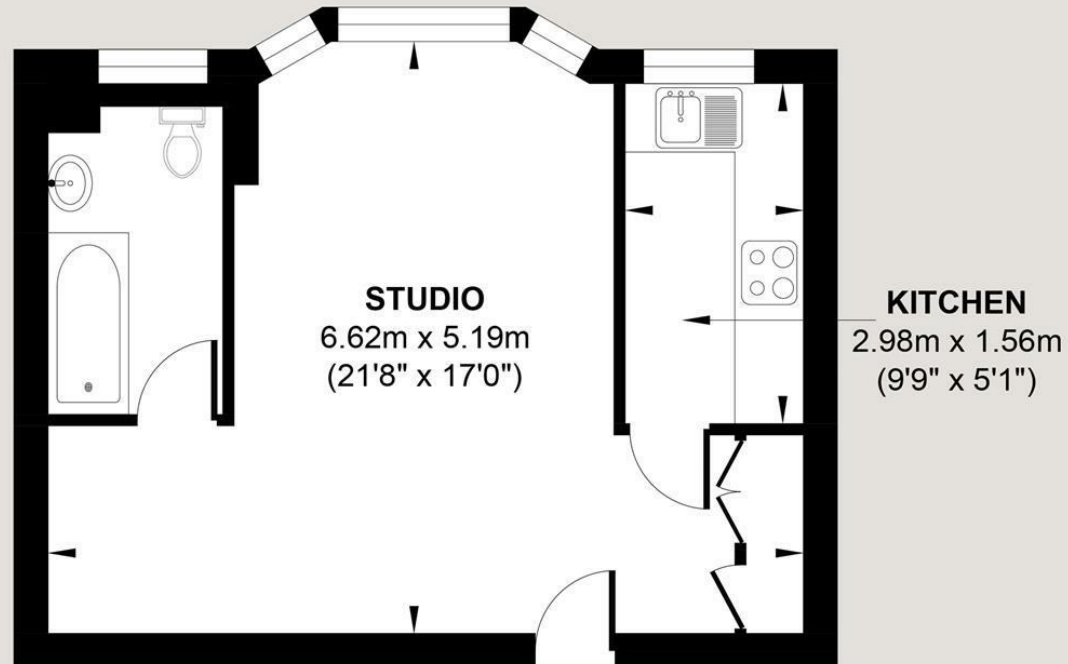
- 133 Years on Lease
- Studio Flat
- Lift access
- Seafront Location
- Service charge includes Hot water and Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



KING ROAD

Approx. Gross Internal Floor Area = 32.37 sq m / 348.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



FOURTH FLOOR

Approximate Floor Area
348.42 sq ft
(32.37 sq m)



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All measurements are approximate

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