

Kings Road

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Brighton



## We know just the place...



Designed by Wells Coates whose body of work includes an array of critically acclaimed Modernist buildings in Britain, this Grade II\* residence has been impressively restored to its former glory over recent years and retains its landmark reputation on Brighton's seafront. From the graceful Art Deco doorways of the communal entrance hall to the magnificent roof terrace that offers panoramic sea and landscape views, this is a truly special place to live.

Situated on the seventh floor with sea views to either side, the considered arrangement of this beautifully light apartment has been cleverly redesigned by the architect owner to offer a great sense of space, while the warm tones of a floating oak wood floor and crisp white walls provide a tasteful backdrop to each room. Demonstrating a superb attention to detail floor to ceiling doors have been fitted with recessed handles allowing them to sit flush against each wall giving you the choice to create a fluid open plan layout.

Instantly generating a hugely sociable feel the generous proportions of the living/dining room produce a great place to relax and entertain. Full height west-facing windows allow a lovely amount of natural light to filter in and a glazed door opens onto an impressively sized balcony that's ideal for enjoying al fresco meals while you look out to sea. Bespoke storage skilfully incorporates a dining table without encroaching on the aesthetics of the room, and feature lighting is a great finishing touch.

Fully fitted with sleek handle-less cabinets the stylish modern kitchen provides ample storage and workspace. Well-appointed with an integrated oven and hob, along with a well-chosen stainless steel sink and side-mounted tap, its countertops and splashbacks lend a sympathetically chosen dash of colour.

The sense of style and space is echoed in each of the two bedrooms, and whilst the main bedroom benefits from ample storage within its wardrobes and shares the view of the balcony, the second bedroom is currently configured as a superb fully fitted home office that gives an easy working environment. Arranged in a refined tile setting the contemporary suite of the bathroom supplies a luxurious finishing touch with its rich grey cabinets, countertop basin and a walk-in shower with a striking blue glass door.

Outside, the residents' spacious roof terrace is a truly wonderful place to relax in the sun and admire the stunning views that stretch out before you, sweeping out to sea, along the coast in each direction and back across the city. Its solar panels help to save money on lighting and electricity for the communal hallways, while a kitchen is the perfect addition for resident's cocktail parties.



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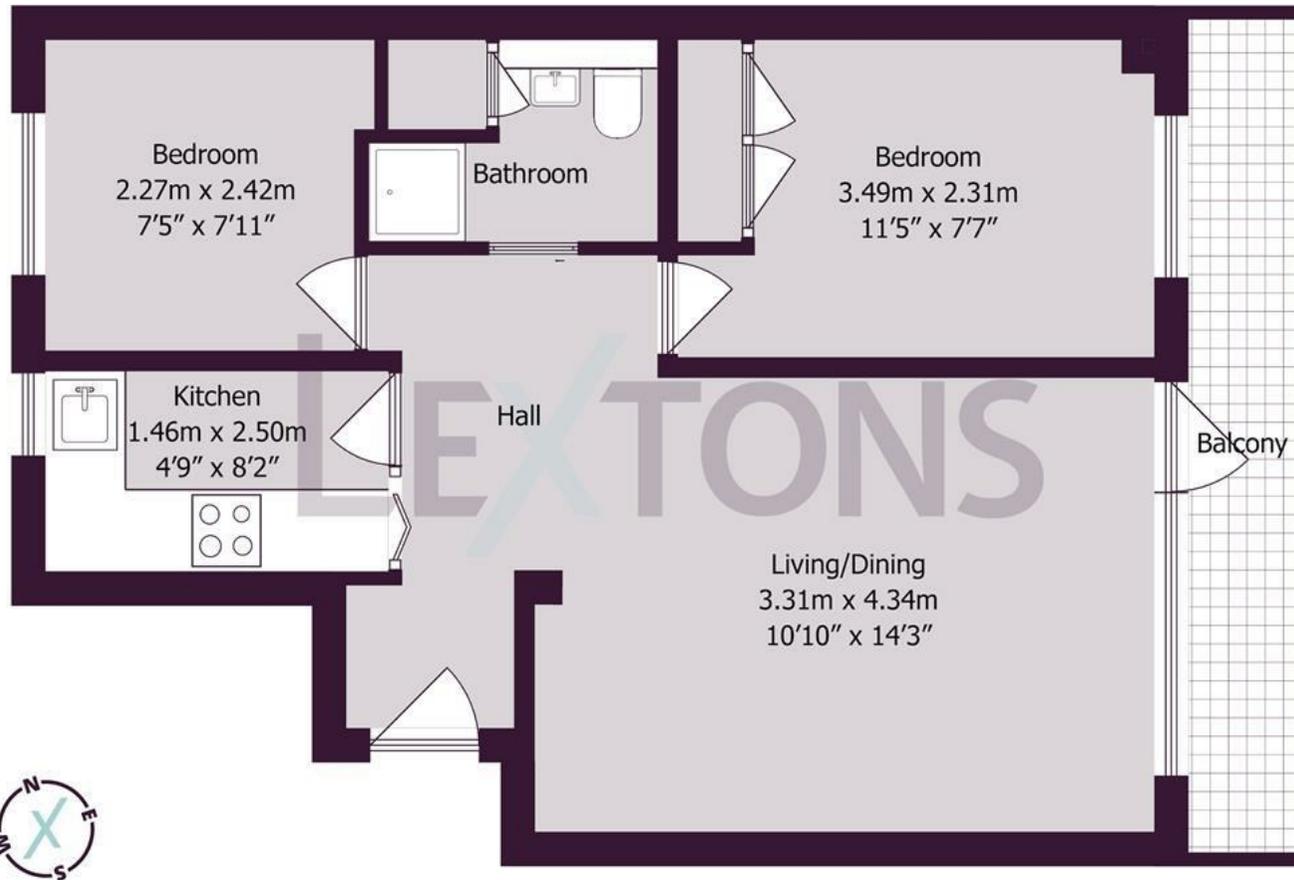


## What the owner says...



"As an architect I was heavily involved in the renovation of Embassy Court and served on the Board of Directors for many years. When I bought this apartment it needed to be completely updated and I attained permission to reconfigure the layout to include a second bedroom. It's one of very few double aspect apartments in the building and I absolutely love living here but am reluctantly moving abroad.

The sense of community in Embassy Court is tremendous. The roof terrace has a kitchen so is a real focal point and a stunning place for resident's cocktail parties. It's the perfect vantage point for everyone to sit and watch the fireworks together on New Year's Eve. The original 1935 kitchen has been moved back to the building from the Brighton Museum, and the redevelopment involved reclaiming unused rooms so we have exhibition space too."



Approximate gross internal floor area 42.1 sq m/ 453 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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