



Kings Road

Brighton, BN1

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On the second floor, with impressive views not many buildings in the city can offer...

...this superbly renovated three bedroom apartment comes with a share of freehold, underground parking and a porter in the morning six days a week.

A lift and stairs from the main entrance hall brings you to the second floor. A door into the flat opens into a large entrance hallway with excellent storage and a large airing cupboard. The living room is the hub of the home with the most incredible views of the sea, the iconic Bandstand and 180 degree view of the seafront; from the West pier to Hove and beyond. There is a Juliet balcony which is brilliant on a summers day. The kitchen has been recently renovated to a superb standard. With built in appliances and a new cooker and oven, buyers will benefit from not having to worry about renovating this for a long time. There are also sea views from the kitchen to be enjoyed, whilst preparing a lovely meal for friends and family.

Just outside the kitchen is a large cupboard space currently being used as a utility cupboard for a washing machine/dryer.

Along the hallway are the second and third bedrooms, bedroom two is a really good sized double with two sash windows and a large built-in wardrobe with storage. The third bedroom is a smaller bedroom but either a small double room or perfect office/guest bedroom. Adjacent to this is the principal bedroom, a large double room with a wall of deep fitted wardrobes and storage, plus a lovely en-suite which has also been recently renovated to a really high standard. Downstairs is your own private secure underground parking space which is rare this close to the city centre and there is the added bonus of a visitor parking space too.

Kingsley Court is located overlooking the lawns and beach of the Brighton and Hove border.

It is perfectly positioned to walk to the centre of Brighton and enjoy the many different restaurants, shops, theatres and amenities that the City has to offer and still have the convenience of getting out of the City by avoiding the traffic. Brighton station is under a 20 minute walk away with its direct trains to London Bridge and London Victoria.

 **Guide Price** £745,000

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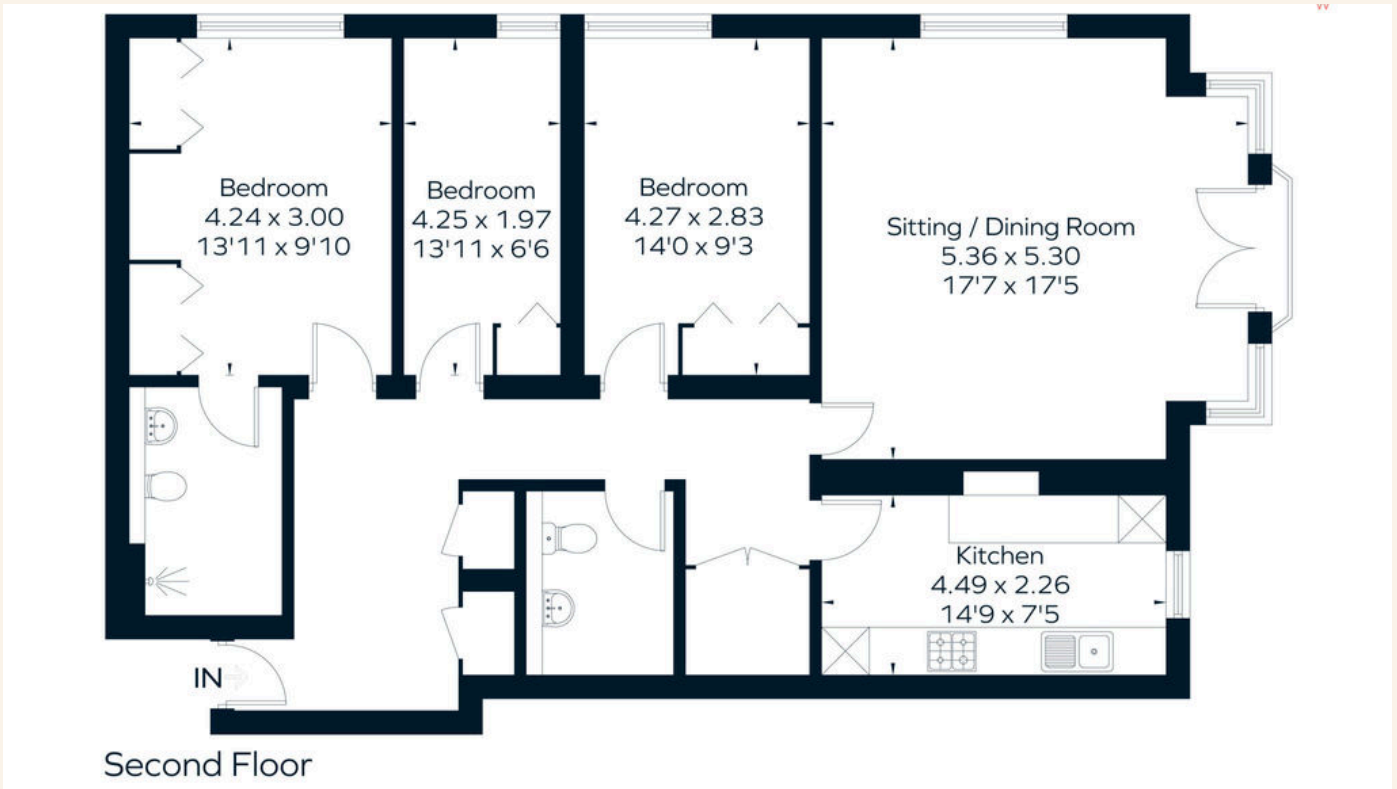






TOTAL FLOOR AREA:

1171 sq. ft. (108.8 sq. m.) approx



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Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

Mishons & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

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Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

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