



**Embassy Court, Kings Road, Brighton, BN1 2PX**  
Asking Price £195,000

## Embassy Court, Kings Road, Brighton, BN1 2PX

One bedroom fifth floor balcony flat within the iconic Embassy Court on Brighton's seafront.

A fifth floor apartment forming part of a Grade II Listed 1930's building located close to the border between Brighton and Hove. The apartment is in need of refurbishment and comprises; entrance hall, bedroom, bathroom, kitchen and living room with access to a balcony with views to the sea. The apartment is offered for sale with no onward chain. On the top of the building is a fantastic south facing communal roof terrace with stunning panoramic views along the coastline and out to sea.

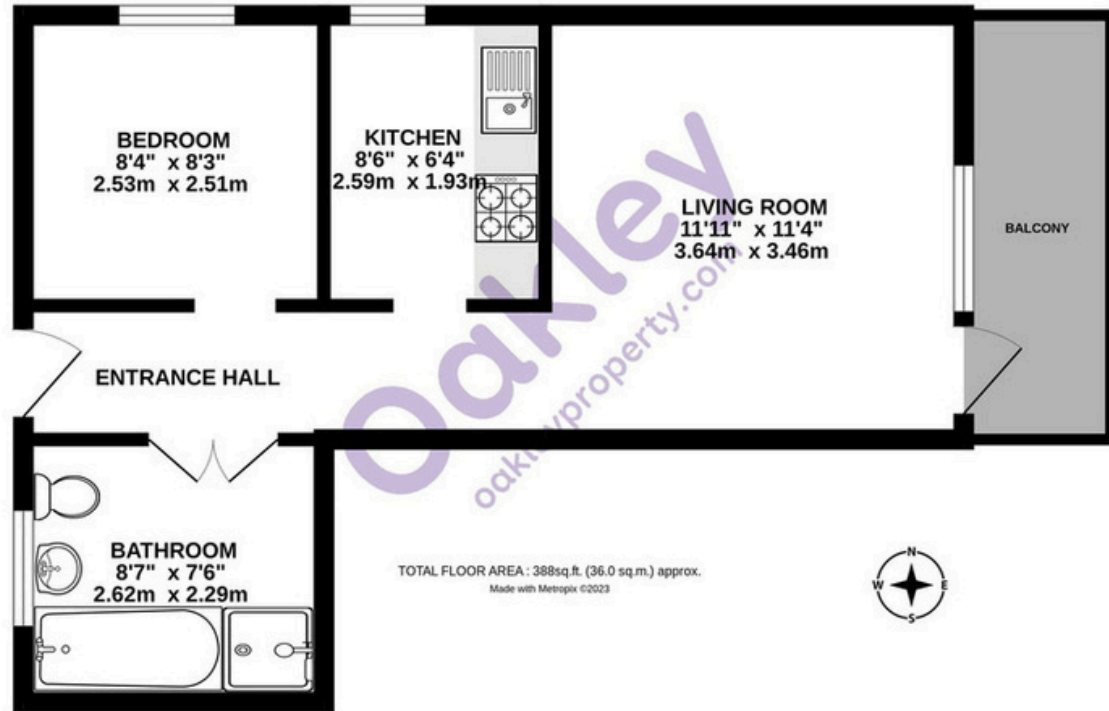
Embassy Court is situated on the Brighton Seafront close to the i360 tower and is within walking distance of numerous city centre amenities/attractions. With its mixture of Regency architecture & history, designer shops, daytime and evening entertainment, Brighton is now one of the most varied shopping, dining & cultural experiences outside of London. This flat is ideally positioned for the seafront / beach and is within 1 mile of Brighton Mainline Railway Station and 0.7 miles of the historic lanes. The acclaimed Theatre Royal & Dome Complex, the Royal Pavilion, the diverse North Laine and numerous independent & high street retailers and a wealth of eateries and entertainment are all within easy reach.







# FIFTH FLOOR



## Oakley

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### Agents Notes

Tenure Share Of Freehold  
954 Years Remaining on The Lease  
Service Charge £2,400 per annum  
Ground Rent N/A  
Council Tax Band C

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		



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