



Kings Court, Brighton, BN1 1RF

Asking Price £300,000

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A well presented two bedroom second floor apartment located in central Brighton.

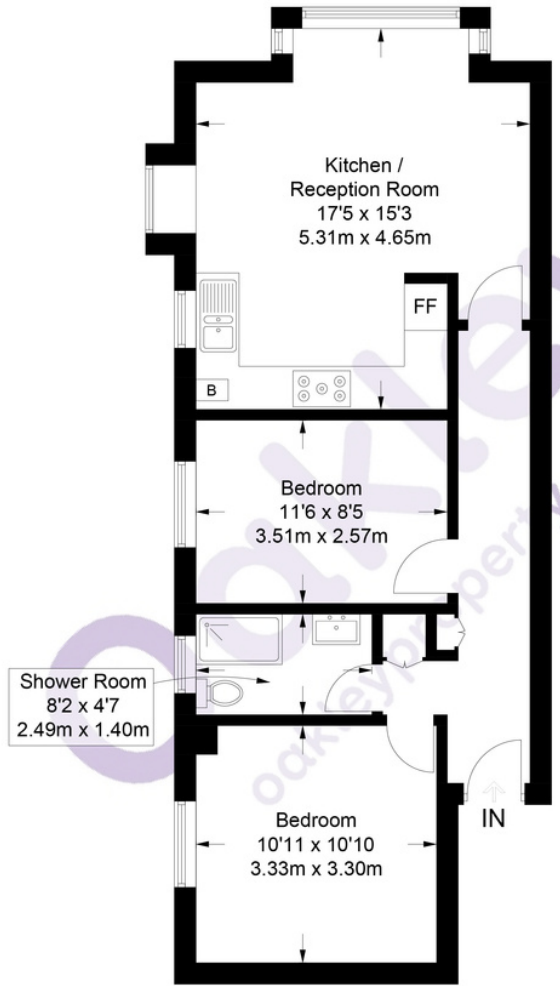
The Property

A bright & airy, well presented second floor apartment forming part of a low level purpose built block located in a convenient and central position. The accommodation comprises; entrance hall with useful utility cupboard, a double aspect open plan living space with modern fitted kitchen, two sizable bedrooms and a bathroom. The property has gas fired central heating, a recently extended lease, and access to a communal storage courtyard ideal for bicycle storage.

Location

Kings Court is located in the sought after North Laine area of Brighton which is renowned for its eclectic mix of retailers, restaurants and is a popular location for many small businesses. Brighton mainline railway station is a short walk away to the north, offering direct services to London Victoria, London Bridge, Portsmouth & Southampton Central. Brighton's historic seafront promenade is also less than 10 minute walk to the south, with Churchill Square shopping centre a short walk as well.



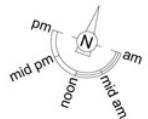


Second Floor

Approximate Gross Internal Area = 599 sq ft / 55.7 sq m
(Excluding Limited Use Area)

Approximate Gross Internal Area = 605 sq ft / 56.2 sq m
(Including Limited Use Area)

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2023



Energy Performance Certificate

Agents Notes
Tenure- Leasehold
151 years remaining on the lease
Council Tax- B
Service Charge- £1,578.00 per annum
Ground Rent- N/A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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