



H&N

Kings Road
Brighton

HEALY
& NEWSOM

EST. 1990



H&N



Kings Road, Brighton, BN1 2HJ

£150,000

A spacious studio apartment located on Kings Road in the vibrant city of Brighton. Situated in a central seafront location, this property offers the perfect blend of convenience and coastal living.

As you step into the studio, you are greeted by an abundance of natural light with a neutral décor and ample built-in storage. The separate kitchen provides a functional space and the bathroom offers a full suite.

Whether you are a first-time buyer looking to step onto the property ladder or a savvy investor seeking a prime location, this studio apartment on Kings Road offers a fantastic opportunity to own a piece of Brighton's vibrant lifestyle.

Location

Astra House is an impressive Art Deco apartment block located directly on Brighton Seafront. Situated close to the i360 and Brighton Pier, positioned in the heart of bustling Brighton within close proximity to Churchill Square Shopping Centre and the trendy Lanes. Brighton mainline station is approximately 0.6 miles in distance and Brighton Pier is approximately one mile. An array of restaurant's and cafes are on the doorstep with the eclectic North Laine district being nearby; in addition to all the eateries and bars along the seafront and promenade. Also, explore the restored and repurposed 'West Pier Arches' on the seafront, that house an array of independent, local projects and retailers, artists, designers and makers shops.

Accommodation

Spacious and bright, the studio enjoys large multi-pane sash windows, vintage cast iron radiators and high ceilings, and lends itself to a multitude of layouts.

Laid to thick carpet, the property has a neutral décor throughout and a bank of floor to ceiling cupboards/wardrobes providing ample storage.

The separate kitchen comprises a range of wall and base units, laminate work surface and tiled splash back with stainless steel sink and drainer. There's a ceramic hob with oven under, space

and provisions for a washing and free standing fridge freezer.

Fully tiled, the bathroom is a good size with a full suite.

In all, this is a great opportunity to buy in a fantastic central location, with the potential and ability to put your own stamp on.

Additional information

EPC rating: C

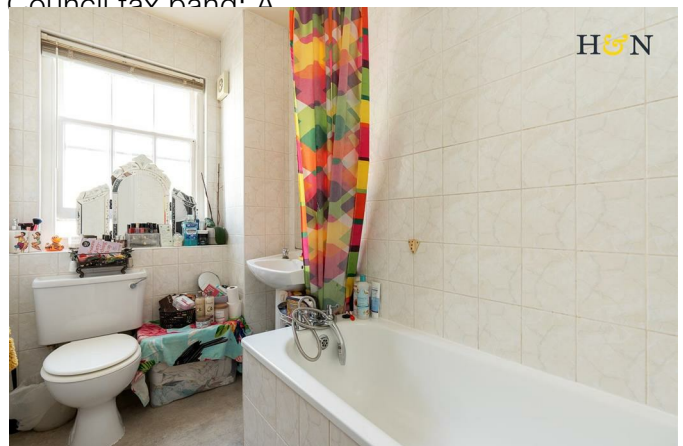
Internal measurement: 334 Square feet / 31 Square metres

Tenure: Share of Freehold - Lease length 942 Years

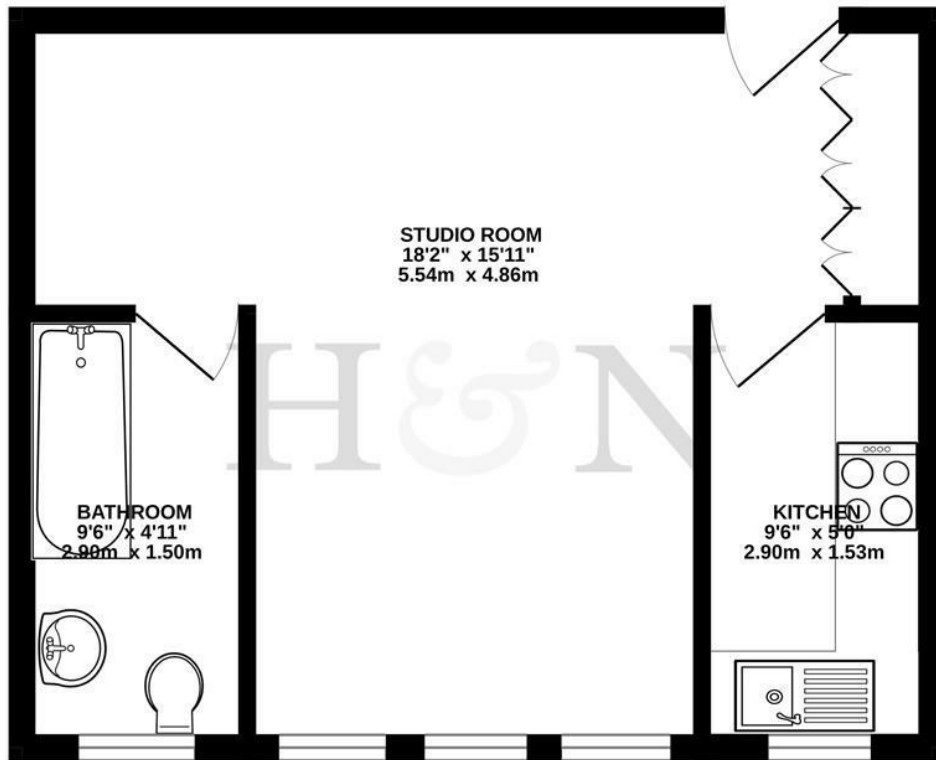
Maintenance charges: £1,654.82 per 6 months (Includes heating & Hot water)

Managing Agent: Jacksons

Council tax band: A

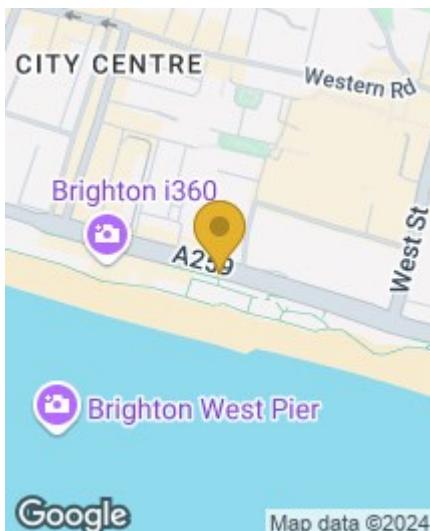


SECOND FLOOR



TOTAL FLOOR AREA : 334sq.ft. (31.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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