



33 ASTRA HOUSE, KINGS ROAD BRIGHTON, BN1 2HL

LEASEHOLD

A studio apartment in Astra House, situated on Kings Road opposite Brighton seafront, with the beach and promenade just across the road. The accommodation comprises a main studio room providing space for both living and sleeping, with a west-facing window bringing in afternoon light. A separate kitchen keeps the cooking area apart from the main living space, and a bathroom completes the accommodation. The building benefits from lift access, while heating and hot water are included within the service charge.

The central location places Brighton's shops, cafés, restaurants and bars within easy reach, along with the shopping areas around Churchill Square and The Lanes. The nearby promenade offers coastal walks and cycle routes, making this a convenient base for enjoying both the city and the seafront.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Astra House

Approximate Gross Internal Area = 34.3 sq m / 369 sq ft

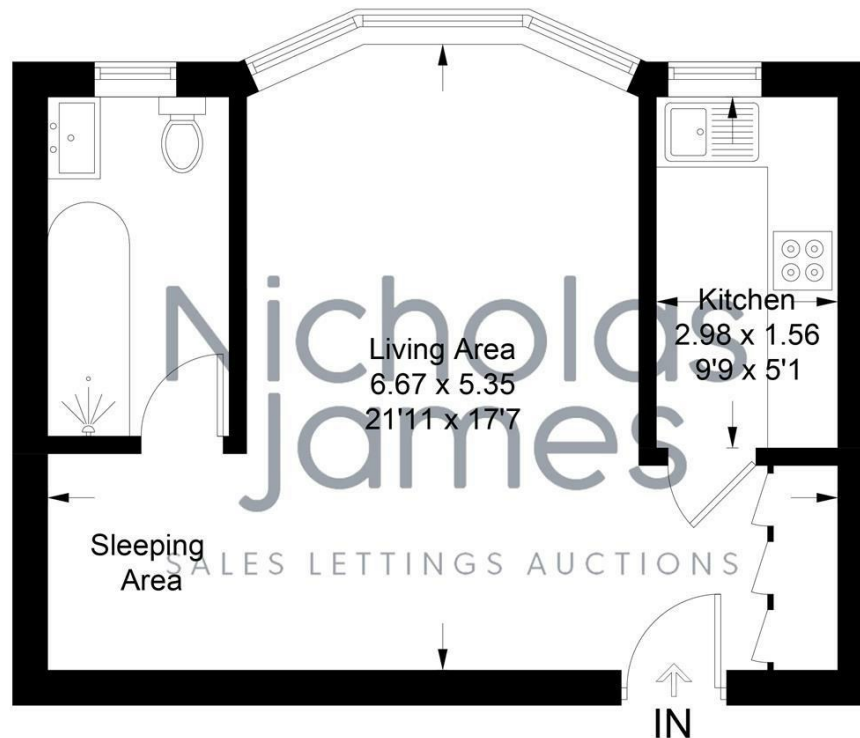


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338332)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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