



**FLAT 5, 41 KINGS ROAD
BRIGHTON, BN1 1NA**

**GUIDE PRICE £220,000 - £230,000
LEASEHOLD**

For Sale by Auction 25th February Guide Price £220,000 - £230,000. A 1 bedroom seafront apartment, situated on the historic Kings Road, Brighton. This stylish and modern apartment offers contemporary living and enjoys spectacular direct sea views. Benefitting from bright and spacious accommodation comprising; south facing, bay fronted open plan kitchen/ living room, modern bathroom and double bedroom, the property is perfect for buy to let investors, or those just looking to have a base moments from the city centre and seafront. Interested parties are advised to review the legal pack prior to bidding. For further details, please contact Nicholas James.

**Nicholas
James**
SALES LETTINGS AUCTIONS







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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(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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