



3 West Pier House, 128 Kings Road, Brighton, BN1 2FA

A beautifully presented first-floor two-bedroom apartment occupying a prime seafront position opposite the historic West Pier, enjoying stunning uninterrupted sea views across the English Channel.

The property features a bright open-plan living space with a modern fitted kitchen and integrated appliances, opening onto a south-facing balcony perfect for enjoying coastal views and spectacular sunsets. The principal bedroom benefits from an en-suite shower room, while a stylish family bathroom serves the second bedroom.

Offered with a share of the freehold, this exceptional apartment is ideally suited as a permanent home, holiday retreat or investment property. Situated in one of Brighton's most sought-after locations, it is just a couple of doors from the luxurious No.124 Brighton by GuestHouse, home to the acclaimed Pearly Cow restaurant and FieldTrip Spa.

Guide price £435,000

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- First-floor two-bedroom seafront apartment
- South-facing balcony with direct sea views
- Excellent home, investment, or holiday property
- Ensuite shower room to main bedroom
- Opposite the i360 and historic West Pier
- Modern fitted kitchen with appliances
- Share of the freehold

Communal Entrance Hall

A welcoming communal entrance with a secure door entry system leads into a bright and well-maintained hallway. From here, stairs and a passenger lift provide easy access to all floors, with the added benefit of only one apartment per floor for enhanced privacy.

Hallway

The first-floor lobby offers both lift and stair access to the apartment. The front door opens into a spacious inner hallway, with doors leading through to all principal rooms.

Living and Dining Room

17'1 x 14'4 max (5.21m x 4.37m max)
A stunning open-plan living and dining space, bathed in natural light from southerly-aspect double-glazed windows framing spectacular sea views. Sliding patio doors open onto a private balcony with panoramic vistas across the coastline towards Brighton Pier and beyond. The room offers ample space for both relaxation and entertaining, with a defined dining area, elegant wood flooring, underfloor heating throughout, ceiling lighting, TV aerial and telephone points, all creating a stylish and comfortable living environment.

Balcony

8' x 8' (2.44m x 2.44m)
A superb south-facing balcony enjoying direct,

uninterrupted sea views across to the remains of the historic West Pier, with far-reaching coastal panoramas from Brighton to Hove. Perfect for morning coffee or evening drinks whilst taking in the sunsets and vibrant seafront atmosphere.

Kitchen

10'3 x 10'3 (3.12m x 3.12m)
A contemporary fitted kitchen offering an excellent range of storage units complemented by sleek work surfaces. Features include an inset stainless-steel sink with mixer tap, integrated appliances including washing machine, dishwasher, fridge, freezer, built-in oven, four-ring Neff hob, extractor fan, microwave oven and washer/dryer. Thoughtfully designed for both functionality and style.

Bedroom One

16'5 x 9'8 max (5.00m x 2.95m max)
A generous principal bedroom with two built-in cupboards. Two rear-aspect double-glazed windows provide a peaceful outlook. Additional features include ceiling lighting, underfloor heating and access to the en-suite shower room.

En Suite Shower room

5'3 x 5'3 (1.60m x 1.60m)
A newly refurbished en-suite with a corner shower cubicle and power shower, slimline washbasin with mixer tap, concealed cistern WC with push-button flush, part-tiled walls, heated towel rail, shaver point and extractor fan.

Bedroom Two

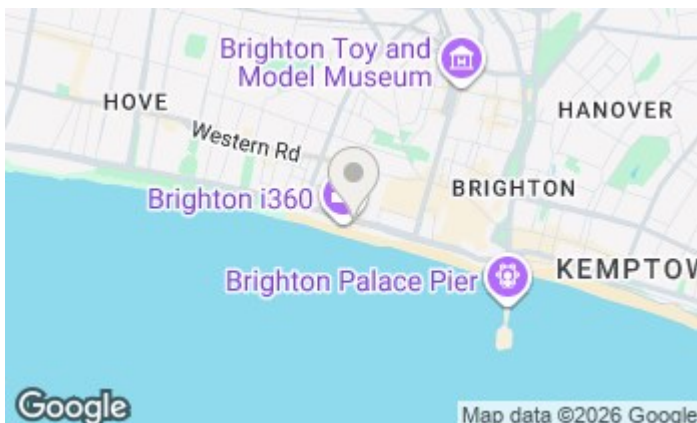
11'10 x 6'0 (3.61m x 1.83m)
A bright second bedroom with a northerly-aspect double-glazed window overlooking the rear, TV aerial point, ceiling lighting and underfloor heating.

Bathroom

6'7 x 6'0 (2.01m x 1.83m)
A stylish family bathroom comprising a panelled bath with shower over, hand shower attachment, circular washbasin with mixer tap, low-level WC with push-button flush, heated towel rail, extractor fan and underfloor heating for added comfort.

Other information

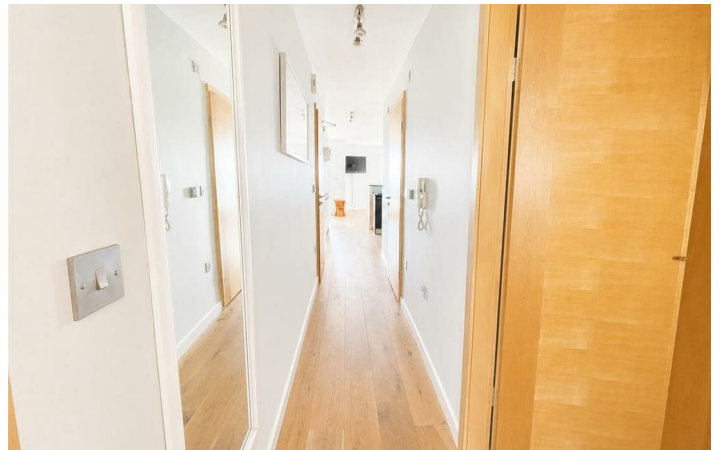
Tenure: Leasehold - Share in Freehold
Lease: TBC
Service Charge: Approx. £2,500 per annum
Ground Rent: Nil
Parking: Zone Z
Council Tax Band: E
Local Authority: Brighton and Hove



Directions

From Brighton Railway Station head south on Queens Road/A2010 towards Upper Gloucester Road, continuing to follow the A2010. Turn right onto Russell Road, then left onto Cannon Place. Continue along Cannon Place before turning right onto Kings Road/A259, where the destination will be on the right. The journey takes just under six minutes and is approx. 0.7 miles.

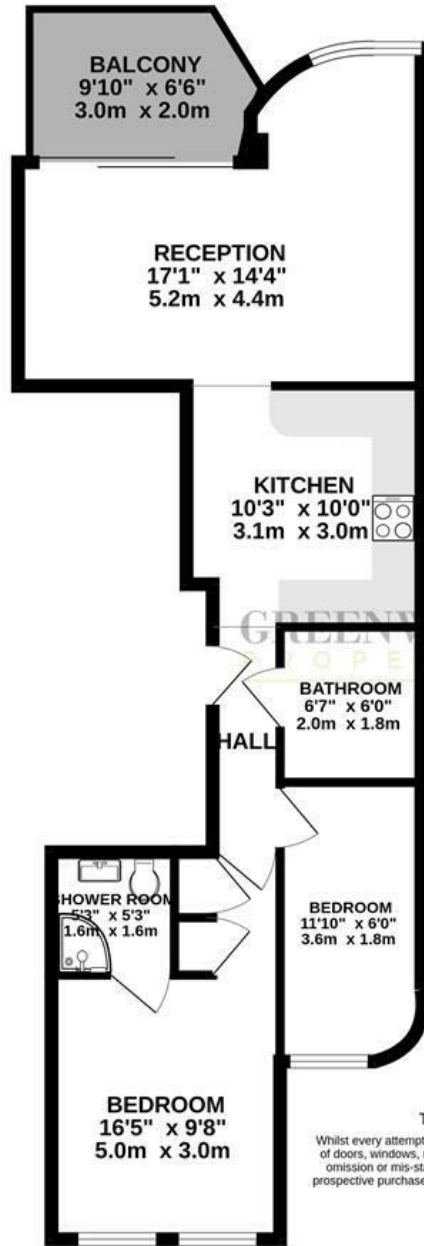
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Floor Plan

FIRST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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PLEASE NOTE:

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 errors, omissions, or misstatements. 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 of the property. None of the descriptions 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	