



## Embassy Court, Brighton

East Sussex

Guide Price **£350,000**



## Kings Road, Brighton

Centrally located in a highly sought-after modernist GRADE II LISTED PURPOSE-BUILT BLOCK FACING THE SEA; a TWO BEDROOM FIRST FLOOR APARTMENT with a SOUTH-FACING BALCONY and SEA VIEWS. Sold with a SHARE OF THE FREEHOLD.

Sitting directly opposite the beach in a prominent position by the boundary between Brighton & Hove, this first-floor apartment is on the south side of the building and enjoys desirable sea views. Filled with plenty of natural light, it offers a spacious lounge/diner, a separate modern kitchen, two double bedrooms with convenient storage space and a well-appointed bathroom with a bath and overhead shower. There is additional storage space in the hallway, as well as a communal bike store and laundry facilities. Outside, a balcony offers views of Brighton beach and the sea, providing the perfect spot to enjoy the sunshine and buzz of Brighton. Residents also have access to a south-facing communal roof terrace.



Built in 1935, Embassy Court was designed by Wells Coates, whose work includes an array of critically acclaimed Modernist buildings. This Grade II\*-listed block has undergone significant restoration work over recent years, returning it to its former glory.



### **The Local Area**

Located on the Brighton & Hove seafront border opposite the Peace Statue, the bustling and vibrant beach, shops, bars, and restaurants are on your doorstep. The iconic West Pier, historic 'birdcage' bandstand, the i360, and Hove Lawns are also steps away, while Brighton Palace Pier is a pleasant stroll along the promenade. When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall all offering a wide variety of high street stores, while Brighton's famous Lanes and North Laine provide small, independent shops. There is plenty of public transport within easy reach of the apartment. Brighton train station is 20 minute walk away, providing direct services to Gatwick and London, while plenty of regular bus services provide access to all parts of the city and beyond.

Local schools include Brunswick Primary, St Mary Magdalen Catholic Primary School, and St Paul's Church of England Primary School. The independent Brighton Girls is easily accessible, together with Cardinal Newman Catholic School & Sixth Form, and Brighton, Hove & Sussex Sixth Form College (BHASVIC).

### **Further Information**

Embassy Court is located in parking zone Z. The council tax band is C, currently charged at £2,292.84 for 2026/27.

EPC rating - C Council Tax - C Parking - Zone Z

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Tenure: Share of Freehold

Unexpired term on lease - 960 years

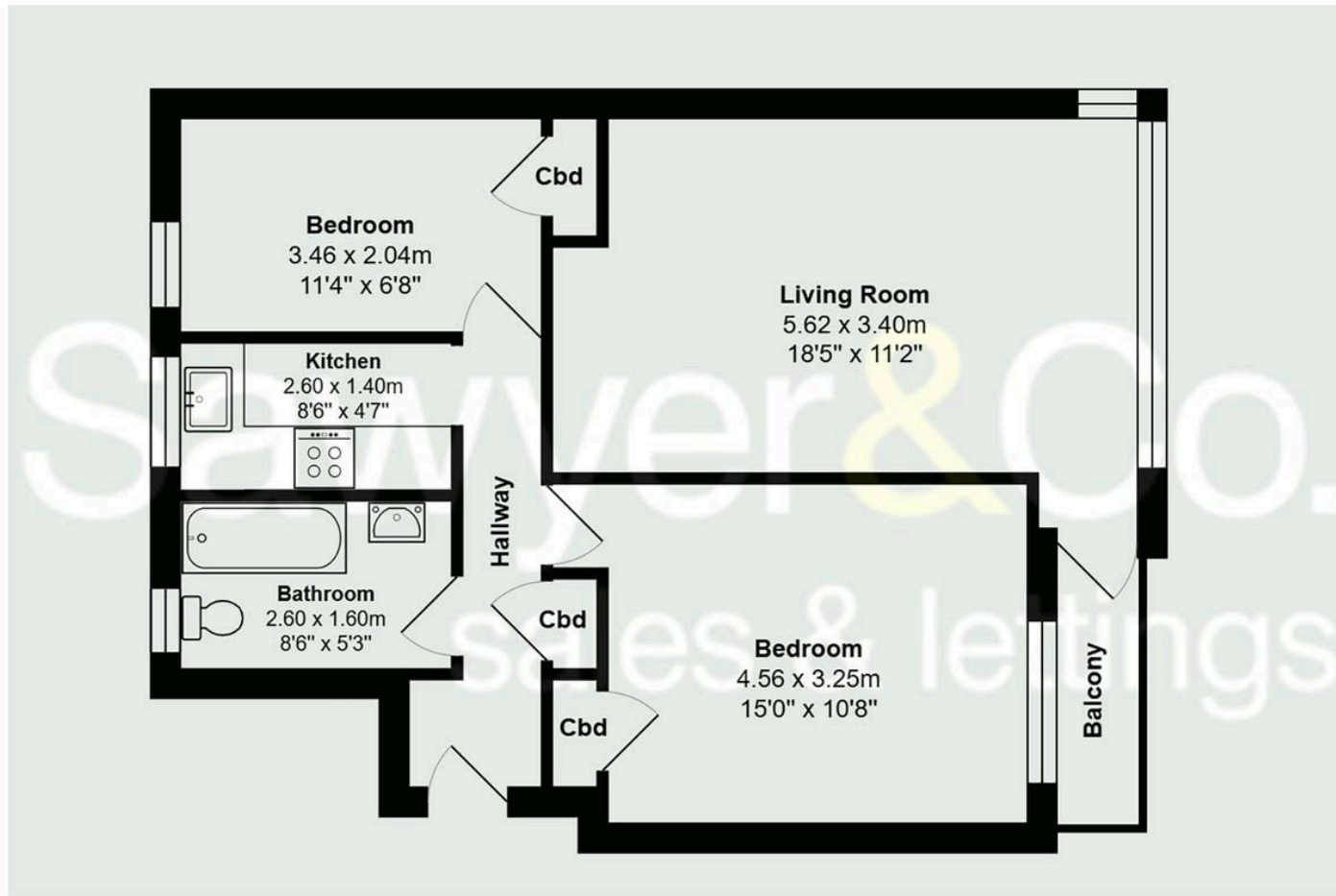
Service Charge - £4,902 pa / Reserve Fund - £7,332 pa

Ground Rent - £100 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







**Total Area: 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.