

WATERSIDE



Abbotts, 129 Kings Road
Brighton, East Sussex, BN1

150
YEARS

HAMPTONS
INTERNATIONAL

A spacious 6th floor apartment with private balcony & sea views

Hamptons International

82 Church Road, Hove, East Sussex, BN3 2EB

Sales. 01273 230230

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www.hamptons.co.uk

Three bedrooms | two bath/shower rooms | sitting room | dining room | kitchen | enclosed balcony | sea views | videophone access | lift | underground parking space | two guest car parking spaces | total of approx. 1247 sq ft

Offers in the region of £700,000 Share of Freehold

Description

Dating from the 1960s, the Abbots apartment building is conveniently located on the corner of Regency Square and the Kings Road. Occupying a sixth-floor position of the landmark building on Brighton seafront, this bright and airy three-bedroom apartment has spectacular views over the seafront, including the promenade, West Pier and the beach, and is situated directly opposite the British Airways i360 attraction.

The apartment is arranged over one level and is accessed via a communal entrance hall on Regency Square, with lift access and videophone entry. The private entrance hall is fitted with useful storage cupboards and leads on to the impressive accommodation via an L-shaped layout, making the floor plan flexible to the needs of families, sharers, downsizers or professionals. A highlight of the apartment is the very generously sized 21ft sitting room, which is open to the adjacent dining room and a glazed winter garden, an enclosed balcony with far-reaching views. At the end of the hall is a fitted kitchen, featuring a variety of wall and base units complemented by quartz work surfaces.

The master bedroom benefits from an excellent front aspect over the seafront, with lovely views as well as extensive built-in storage. With a convenient layout, the family bathroom and shower room are both central in the apartment, with close proximity to the two additional double bedrooms. The property also benefits from one underground parking space.

Location

Abbots is situated on the seafront in a stunning location with views over the sea, with a privileged setting situated on the Kings Road. The area is highly sought-after for its close proximity to Brighton West Pier, the British Airways i360 and the beach. There are attractive green spaces at Regency Square and nearby is Hove Lawns, ideal for walks along the promenade. Central Brighton is within easy distance or there are local buses to reach the more extensive high street shopping area and Churchill Square. Brighton Station is 0.8 miles with fast and direct trains to London and Gatwick Airport. Local bus services provide access to both Brighton and Hove as well as outlying villages.

Additional Information

The seller informs us that the service and maintenance charges (including buildings insurance) amount to approximately £7,000 annually

Lease Start Date: 1962

Duration of Lease: 999 years

Approximate unexpired Term of Lease: 2961 years

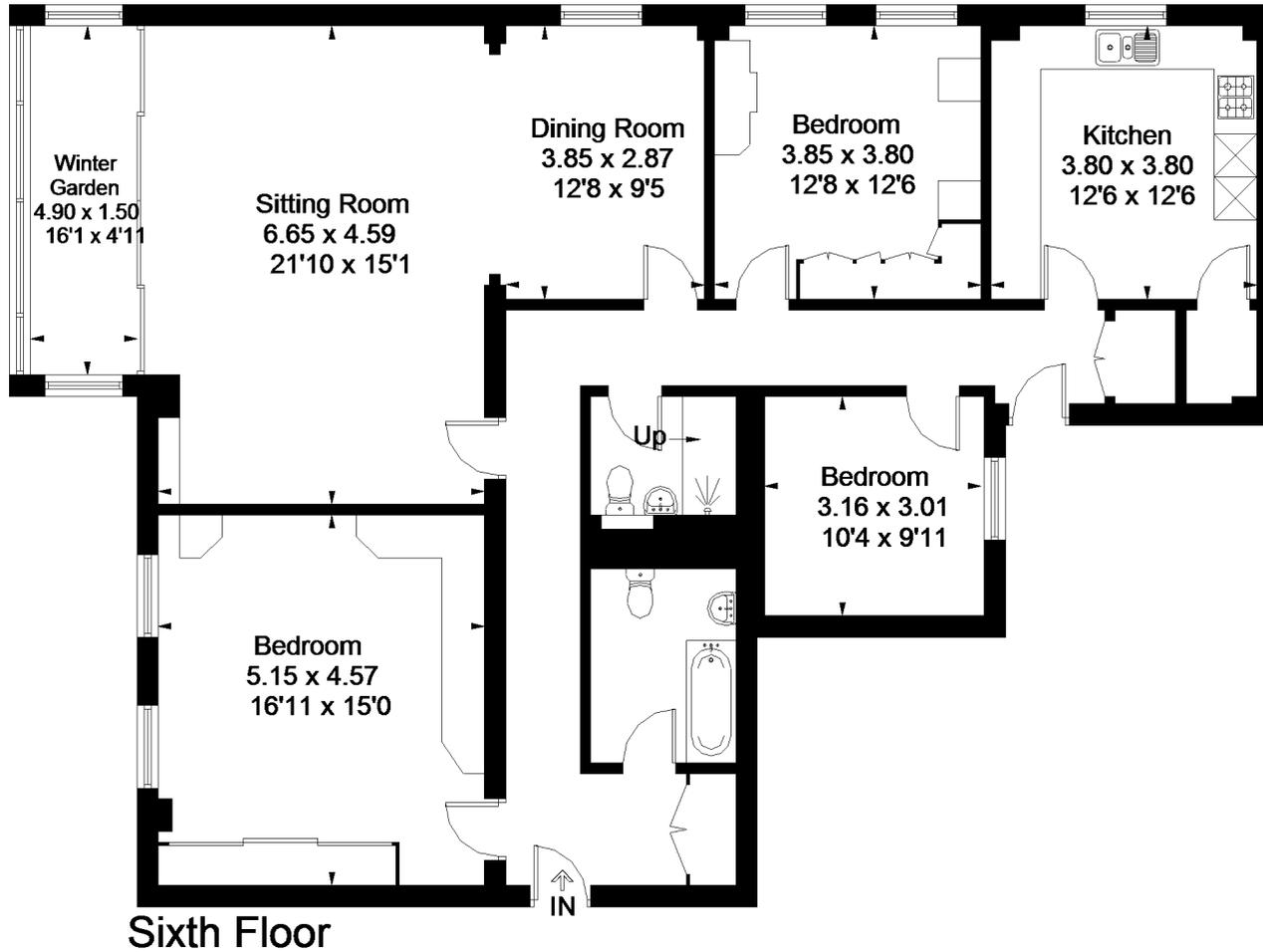
Lease due: 2961

Each shareholder owns a share of flat 17, which is let and the proceeds of which are used to partly mitigate the overall maintenance charge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 115.9 sq m / 1247 sq ft
Including Limited Use Area (0.8 sq m / 8 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 241227

FOR CLARIFICATION 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 and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

